



Detached village house with garden to renovate,

€45,400

50850, Manche, Normandy

Ref: SIF-001695

* Available * 1 Bed * 642m2

Detached village house with garden to renovate The property is in a village location and has a small garden and outbuilding behind and an attached garage. There is potential to create bedrooms on the first floor. Small area of separate garden. Viewing is highly recommended. The property is situated in a peaceful position near the [...]

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French Entrée

Property Description

Detached village house with garden to renovate

The property is in a village location and has a small garden and outbuilding behind and an attached garage. There is potential to create bedrooms on the first floor. Small area of separate garden. Viewing is highly recommended. The property is situated in a peaceful position near the Mortainais forest within easy access of both the historic market town of Mortain and the small town of Ger and Beauchêne . Barenton is 11 km from the property and it is a short walk to Ger and the busy town of Flers is a 20 minute drive. Mortain is a thriving market town where excellent shopping facilities, restaurants and bars are available. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. The D-Day landing beaches and the Mont St Michel are about an hour's drive away. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 20 minutes drive, as is the Saint Sever forest.

For a comprehensive look at links back to the UK and beyond, please click on our link [here](#)

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Entrance Lobby 1.57 x 1.40m Tiled floor. Partly glazed door and side panel to front elevation.

Bedroom 1 5.61 x 3.82m Wood flooring. Part wood panelled walls. Window to front elevation. Marble fireplace.

Living Room 4.68 x 3.30m (max) Window to front elevation. Tiled floor. Part wood panelled walls. Water meter. Door to stairs to first floor.

Cloakroom WC.

Kitchen 4.42 x 3.59m Tiled floor. Partly glazed door and side panel and window (with shutters) to east and window to rear elevations. Tiled floor. Fireplace. Ceramic sink unit with cupboard under and hot water cylinder over. Door to:

Store Room 3.64 x 2.72m Concrete floor. Door to garage.

On the First Floor -

Loft 7.27 x 5.65m (ideal to convert into living accommodation subject of Planning Permission) Window to east and skylight to rear elevations. Sloping ceiling. Wood flooring. Exposed "A" frame and stone walls.

OUTSIDE :

Tandem Garage 12.00 x 2.63m Constructed of stone and block. Double wooden doors to front elevation.

Outbuilding 5.00 x 2.50m (approx.) Constructed of block under a roof of corrugated iron.

Small overgrown garden.

SERVICES :

Mains drainage, water and electricity are connected. There is a telephone line to the property but it is not in use. There is no heating in the property.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation :€ per annum

Asking price : 54,500€ including Agency fees of 4,500€. In addition the buyer will pay the Notaire's fee of 5,700€

Estimated annual energy costs of the dwelling per year not applicable

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

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Gallery

