



Detached house and gîte for sale in woodland setting with stream, pond and waterfall,

50540, Manche, Normandy

* Under Offer * 3 Beds * 1 Bath * 131m2

Detached house and gîte for sale in woodland setting with stream, pond and waterfall. The property is a converted, extended and modernised house set in ground of approximately 2.5 acres with stunning views to the south west and over the stream, waterfall and pond in the garden. The accommodation is light and airy but retains [...]

€161,000

Ref: SIF-001775

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French Entrée 

Property Description

Detached house and gîte for sale in woodland setting with stream, pond and waterfall.

The property is a converted, extended and modernised house set in ground of approximately 2.5 acres with stunning views to the south west and over the stream, waterfall and pond in the garden. The accommodation is light and airy but retains character features and there is a separate building which has a new roof to renovate into a gîte. The accommodation was extended in 2003 to create a large music room/living room, entrance hall and cloakroom.

The property is within walking distance of the nearest village. The town of Isigny-le-Buat is a 5 minute drive and offers a range of small shops, pharmacy, Doctor's surgery, bar, post office and Schools. More extensive amenities can be found at Saint Hilaire du Harcouët which is a 12 minute drive away. Here you will find a busy weekly market, a range of restaurants, bars, supermarkets, banks, DIY stores. There is also a local hospital. The town of Avranches is a 15 minute drive with all amenities and great shopping! The nearest beach is at Genêts which is a 20 minute drive. The ferry ports of Saint Malo and Caen Ouistreham are just over 1 hour away. The port at Calais and the Eurotunnel are about a 4 1/2 hour drive.

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THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Open plan kitchen/dining room -

Kitchen : 4.56m x 3.51m - Glazed double doors to the front elevation. Laminate floor. Radiator. Fitted kitchen with range of matching base and wall units with built in dishwasher, electric oven, and 4 ring electric hob with extractor fan over. Marble effect work surfaces with inset single stainless steel sink with mixer tap. Tiled splashbacks. Step up to -

Dining room : 5.62m x 4.82m - 2 windows to the front elevation. Exposed beams. Telephone socket. 2 radiators.

Stairs to first floor with cupboard under. Central heating thermostat.

Utility room/Study : 3.77m x 3.61m (max) - Glazed door and window to the south elevation. 2 windows to the west elevation. Radiator. Tiled floor. Convectector heater. Exposed beams. Part wood panelled walls. Plumbing for washing machine. Stairs to mezzanine.

Entrance hall : Glazed door to the west elevation. Radiator. Laminate floor. Velux window to the east elevation.

Cupboard housing central heating boiler.

Cloakroom : Window to the west elevation. Radiator. Laminate floor. Toilet. Vanity basin.

Lounge/music room : 10m x 5.91m - 3 pairs of glazed French doors to the front elevation and the decking overlooking the garden and stream. 2 windows to the rear elevation. Laminate floor. Central heating thermostat. 5 radiators. Decorative fireplace with marble surround and wooden mantel. Vaulted ceiling. Picture window to the north elevation overlooking decking area with small feature pond.

On the first floor -

Landing : Laminate floor. Hot water cylinder in recess.

Bedroom 1 : 3.43m x 2.86m - Velux windows to the south and north elevations. Sloping ceiling. Laminate floor.

Door to -

En-suite bathroom : Velux window to the south elevation. Corner bath with mixer tap. Toilet. Hand basin. Sloping ceiling.

Shower room : Velux window to the west elevation. Toilet. Laminate floor. Pedestal hand basin. Shower cubicle. Sloping ceiling.

Bedroom 2 : 2.81m x 2.49m - Velux windows to the east and west elevations. Sloping ceiling. Convectector heater.

Mezzanine/Bedroom 3 : (access from the study) : Window to the west elevation and velux to the front elevation. Exposed beams. Sloping ceilings.

THE GÎTE COMPRISES :

A detached stone and block building with a new slate roof.

On the ground floor -

Room : 7m x 4.26m - Glazed door and 2 windows to the south elevation. Windows to the east and 2 to the north elevations. Water, electricity and drainage in place.

OUTSIDE :

A gravel drive leads to the house and gite with a small parking area. The property is surrounded by its own grounds which are laid to lawn with mature trees and shrubs. Woodland area. Stream, pond and waterfall. There is a stone outbuilding with a tiled roof. There is a terrace to the south elevation of the main house with doors leading out from the kitchen/dining room and decking surrounds the property to the north and west elevations. There is a separate access with gravelled hardstanding area for vehicles.

SERVICES :

Mains water, telephone and electricity are connected. Gas fired central heating in the main house. Partial double glazing. Drainage is to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 500€ per annum

Taxe d'habitation : Means tested

Asking price : 161,000€ including Agency fees of 11,000€. In addition the purchaser will have to pay the Notaire's fee of 12,300€

Estimated annual energy costs of the dwelling between 4454 € and 6026 € per year

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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