



## 2 farmhouses in need of renovation with numerous outbuildings and over 5 acres of land,

€145,000

Ref: SIF-001819

50150, Manche, Normandy

\* Available \* 2 Beds \* 1 Bath

2 farmhouses in need of renovation with numerous outbuildings and over 5 acres of land The property has been owned by the same family for over 200 years and is now offered for sale as an entire hamlet. There is a main house and cottage to renovate with several other useful outbuildings surrounded by their [...]

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

2 farmhouses in need of renovation with numerous outbuildings and over 5 acres of land

The property has been owned by the same family for over 200 years and is now offered for sale as an entire hamlet. There is a main house and cottage to renovate with several other useful outbuildings surrounded by their own land of over 5 acres. Viewing is highly recommended.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 5 kms from Sourdeval, the nearest town. Only a few minutes drive away, the town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 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 IN THE COTTAGE COMPRISES:

On the Ground Floor -

Living Room/Dining Room/Kitchen Fireplace. Window to south elevation.

Bedroom Window to south elevation.

Room

On the First Floor - this is not accessible but has 2 dormer windows.

OUTSIDE :

Attached Barn 6.00 x 4.50m Part open to rafters. Water and electric. Earth floor. Extensive loft over house 6.00 x 1.87m

Bread Oven 4.53 x 3.94m (used as stable. Constructed of stone under corrugated iron roof. Old electrics. Concrete floor.

Outbuilding (used for animals) constructed of stone under a corrugated iron roof, with open storage area: Room 1 4.46 x 3.40m Earth floor. Electrics. Room 2 4.47 x 3.48m Earth floor. Electrics. Room 3 2.340 x 2.28m

Chicken Shed 2.38 x 1.86m

Wooden Lean-to

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Stone staircase to the side leading to a room 5.75 x 3.76m wooden floor, electrics and window to south elevation. Wooden door to the side elevation leading to:

Workshop 3.70 x 3.31m Earth floor. Wood storage. Old hot water cylinder. Exposed beams. Door to:

Room 5.44 x 4.08m WC. 2 windows to front elevation. Door to:

Living Room 5.50 x 5.32m Part glazed door and window to south and window to north elevations. Flagstone flooring. Open fireplace. Ceramic sink with cupboard under.

On the First Floor - (approached via ladder)

Bedroom 1 5.44 x 4.09m Fireplace. 2 windows to south elevation. Wooden flooring.

Bedroom 2 5.49 x 2.38m Fireplace. Window to south elevation. Wooden flooring. Built-in wardrobes. Doorway to:

Small Room 2.80 x 2.14m (ideal to make en-suite bathroom).

Landing Door to staircase to loft area divided into two: 3.70 x 3.15m and 10.09 x 3.70m

#### OUTSIDE :

Outbuilding 5.96 x 4.00m Constructed of stone under a corrugated iron roof. Earth floor.

Outbuilding 5.56 x 2.86m Constructed of stone under a corrugated iron roof. Stone staircase to one side. Electrics. Earth floor.

Small Outbuilding 2.67 x 2.43m Constructed of stone under a tin roof. Stone floor.

The garden is laid to lawn. Orchard . The land extends past the orchard and includes the land adjacent to the house across the lane.

#### SERVICES :

Mains water, electricity and telephone would need to be reconnected. Open fireplaces. Drainage to septic tanks ( these will need to be replaced.)

#### FINANCIAL DETAILS :

Taxes Foncières : 828 € per annum

Taxe d'habitation : € per annum

Asking price : 145,000€ including Agency fees of 10,000€. In addition the purchaser will have to pay the Notaire's fee of 11,200€

Please note : All room sizes are approximate. Suzanne in France has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling - 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



## Gallery

