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## Countryside house for sale in Manche - VIRTUAL TOUR

Grandparigny , Manche , Normandy



**€129,000**

inc. of agency fees

2 Beds      104 sqm      0.31 ha

Renovated farmhouse with potential to extend, outbuildings and enclosed paddock This house was renovated in about 2015 and offers...

### At a Glance

|           |               |         |              |           |          |
|-----------|---------------|---------|--------------|-----------|----------|
| Reference | MFH-NORF01822 | Near to | Grandparigny | Price     | €129,000 |
| Bed       | 2             | Pool    | No           | Hab.Space | 104 sqm  |
| Land      | 0.31 ha       |         |              | Land Tax  | N/A      |

### Property Description

Renovated farmhouse with potential to extend, outbuildings and enclosed paddock

This house was renovated in about 2015 and offers characterful accommodation with room to extend into the attached barn. At that time the property was re-wired and had new plumbing and an all water septic tank.

There is a separate detached house which could be renovated, subject to planning, and an old bakery. The paddocks are fully enclosed and suitable for a pony or sheep, etc. Viewing is recommended.

The property is situated a short drive from the picturesque town Saint Hilaire du Harcouët Town centre and just over 1 hour from Saint Malo and the ferry port. St Hilaire du Harcouët has one of the biggest markets in the area on a Wednesday morning which takes over most of the town centre. The town has all amenities including some great restaurants, bars, and cafes. It also has a park with two adjoining lakes and a childrens' playground. There is an indoor pool with a spa and a water slide. Crazy golf is available with clubs and balls for hire from a nearby bar. The town of Mortain 20 minutes away offers a great outdoor pool, stunning scenery and beautiful waterfalls. It is a few minutes away from the Normandy/Brittany border and is set in the countryside. It is within easy access of the main ferry ports, Cherbourg, Ouistreham (Caen), and St Malo (at most 1.5 hours drive) and Le Havre (about 2.5 hours). The nearest mainline train station is at Vire (30 minutes away) with regular trains to Paris taking about 2 hours and 35 minutes.

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## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Entrance Porch** Partly glazed door to front elevation. Tiled floor. Exposed beams.

**Kitchen/Breakfast Room** 6.11 x 5.90m Window to front elevation. Range of matching base units. Worktops and tiled splashback. Sinks with mixer tap. Tiled floor. Granite fireplace with open hearth. Raised stone plinth with log storage area underneath. Exposed beams. Space for upright fridge/freezer. Space for upright fridge/freezer.

**Inner Hall** Window to front and rear elevations. Tiled floor. Exposed stone and beams. Stairs to first floor. Cupboard housing electrics and hot water cylinder.

**Shower Room** 2.68 x 0.95m Shower. Handbasin. WC. Tiled floor. Stained glass window to front elevation.

**Lounge** 5.90 x 5.07m Glazed double doors and window to front elevation. Exposed beam. Inset spotlights. Laminate flooring. Stairs to:

**Mezzanine** 3.50 x 2.60m Exposed beams. Steps up to:

**Study Area** 2.40 x 2.00m Exposed "A" frame. Sloping ceiling.

### **On the First Floor -**

**Landing** Wood flooring. Exposed beams. Built-in cupboards.

**Bathroom** 2.30 x 2.06m Velux window to front elevation. WC. Bath with mixer tap. Pedestal basin. Laminate flooring. Exposed beams. Sloping ceiling.

**Bedroom 1** 3.10 x 3.03m Velux window to front elevation. Exposed beams. Wood flooring. Sloping ceiling.

**Bedroom 2** 2.90 x 2.82m Velux window to front elevation. Exposed beams. Wood flooring. Sloping ceiling. Vents for heat from fireplace. Skylight to front elevation.

## **OUTSIDE :**

Double metal gates lead to the garden to the front and rear of the property. Enclosed vegetable garden. Orchard with well.

**2 Storey Attached Barn** 6.12 x 4.38m Double wooden doors to front elevation.

**Open Fronted Barn** 6.33 x 3.03m Used for storage with **stable** to the rear with door to front and rear elevations.

**Old Bakery** 2.82 x 2.76m Constructed of cob and stone.

**Old Detached House** 7.50 x 6.39m (Used for storage) Constructed of cob and stone under a corrugated iron roof. Double wooden doors and window to front elevation.

To the rear of the house is an **enclosed paddock with 2 small stables** attached to the rear of the property.

## **ADDITIONAL INFORMATION :**

Mains water and electricity are connected. There is no central heating but the rooms are hard-wired for electric radiators. Partial double glazing. The all water septic tank was installed in 2015.

## **FINANCIAL DETAILS :**

Taxes Foncières : € per annum

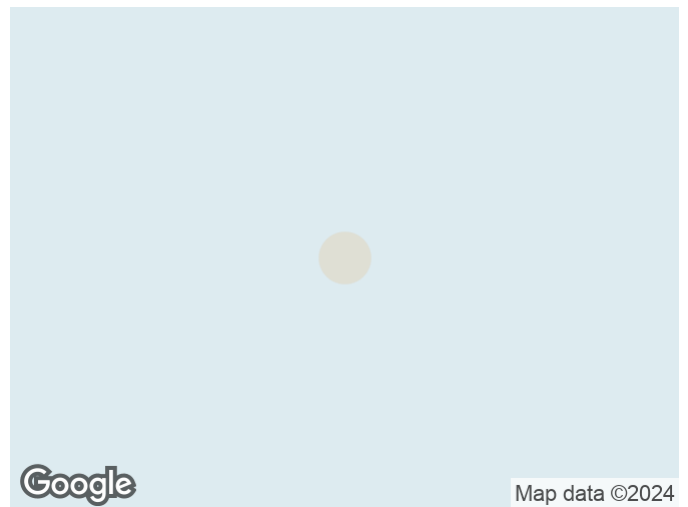
## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 2                 |
| Price          | €129,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 104 sqm |
| Land Area:     | 0.31 ha |

## Location: Normandy



## Gallery

















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