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Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



€139,500

inc. of agency fees

3 Beds 151 sqm 0.64 ha

Stone built house with over 2 acres of land with outbuildings in a small hamlet This house has been renovated by the present owner...

At a Glance

Reference MFH-NORF01827
Bed 3
Land 0.64 ha

Near to Ger
Pool No

Price €139,500
Hab.Space 151 sqm
Land Tax N/A

Property Description

Stone built house with over 2 acres of land with outbuildings in a small hamlet

This house has been renovated by the present owner over the last 2 years - it has had a new roof with some timbers replaced and new gutters, a new all water septic tank, double glazed windows with solar powered

electric shutters, new plaster boarding and insulation, and it has been re-wired. Further work will be required to finish. It offers spacious, light accommodation with over 2 acres and several outbuildings.

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 and Ger are about 4 km from the property 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.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor-

Entrance Hall 3.48 x 3.47m Partly glazed door. Concrete floor. Window to west elevation. Space with plumbing for WC.

Laundry Room 3.31 x 3.27m Steps down to laundry area. Tiled floor. Space and plumbing for washing machine. Hot water cylinder. Window to north elevation. Stairs to first floor. Stairs to basement.

Kitchen 4.52 x 4.48m Partly glazed double doors to south elevation and balcony. Tiled floor. Room for a central island. Range of matching base and wall units. Ceramic sink with mixer tap. Worktops and tiled splashback.

Lounge 7.34 x 4.05m Partly glazed double doors to south elevation and balcony. Tiled floor. Large window to north elevation. Space for log burner (chimney available but no fireplace). Exposed beams.

Dining Room 3.95 x 2.60m Window to north elevation. Large built-in storage cupboard. Laminate flooring.

On the First Floor-

Lounge 4.49 x 3.44m Wood flooring. Window to north elevation.

Shower Room 3.13 x 2.37m WC. Electric towel rail. Shower. Extractor. Hand basin. Tiled floor.

Bedroom 1 4.14 x 3.42m Wood flooring. Window to north elevation. Electric radiator.

Bedroom 2 4.12 x 2.97m Wood flooring. Window to south elevation. Electric radiator.

Bedroom 3 4.42 x 2.34m Wood flooring. Window to south elevation. Electric radiator. Door to:

En-Suite Shower Room 3.33 x 2.10m Tiled walls and floor WC. shower. Electric radiator. Window to south elevation.

Basement 3.49 x 2.70m Low ceiling. Crawl space. Part concrete floor.

OUTSIDE :

Outbuilding 6.97 x 3.72m Constructed of stone and block under a roof of corrugated iron. Concrete floor. Old oil tank.

Attached Open Fronted Barn with concrete floor, divided into 3 sections: 5.87 x 4.20m. 4.20 x 2.88m. 4.20 x 2.82m.

Gravel **drive** to the side of the property leads to a courtyard.

The small **garden** leads onto the **larger area of land** bordered by mature trees.

ADDITIONAL INFORMATION :

Mains water and electricity connected and fibre optic broadband available. Drainage to an all water septic tank. Individual electric radiators. Electric hot water cylinder. Recently fitted double glazed windows to the ground floor. Solar panelled shutters.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 809€ per annum

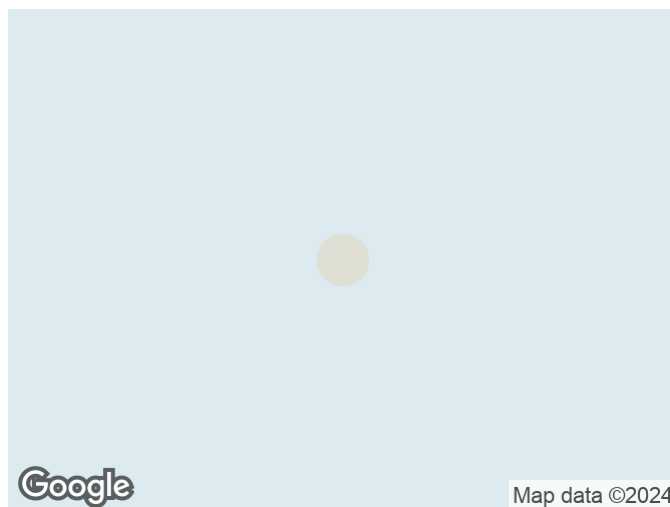
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€139,500

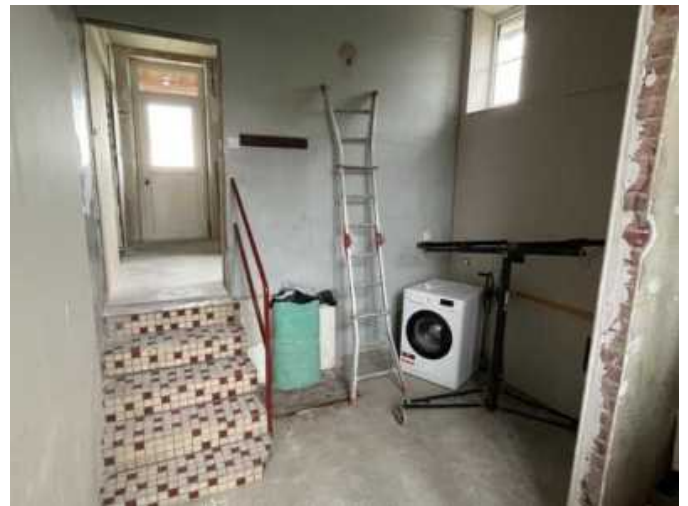
Key Information

Internal Area:	151 sqm
Land Area:	0.64 ha

Location: Normandy



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