

[Click to view MFH-NORF01856](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Pois , Manche , Normandy



€177,000

inc. of agency fees

3 Beds 2 Baths 87.83 sqm 0.12 ha

Pretty 3 bedroom detached house in a rural hamlet. Excellent area for horse riding, walking and cycling near the forest of Saint...

At a Glance

Reference MFH-NORF01856

Near to Saint-Pois

Price €177,000

Bed 3

Bath 2

Hab.Space 87.83 sqm

Land 0.12 ha

Pool No

Land Tax N/A

Property Description

Pretty 3 bedroom detached house in a rural hamlet. Excellent area for horse riding, walking and cycling near the forest of Saint Sever. There are 2 lakes in close proximity and plenty of walking routes.

The house benefits from pvc double glazed windows and the roof and timbers were replaced in 2016. The quarter of an acre garden has about 120 varieties of different vegetables, flowers and fruit. The property is ready to move straight into and would be ideal as a lock and leave holiday home or for full time occupation. Viewing is recommended.

The house is in the Manche in the Normandy region of France. Local facilities can be found at Gathemo, Saint Sever (9km) and the nearest major towns are Villedieu-les-Poêles (20km) and Vire (14 km) with SNCF railway to Paris in about 2 hours 50 minutes. The UNESCO site of Mont St Michel is 49 km away, Coutances Cathedral (38 km), Bayeux Tapestry (Musée de la Tapisserie de Bayeux) (59 km), and the D-Day Landing Beaches (64 km).

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Lobby Partly glazed door to front elevation. Tiled floor.

Kitchen 6.09 x 3.29m Window to front, rear and east elevations. Laminate flooring. Convector heater. Range of matching base and wall units. Worktops and tiled splash-backs. Built-in oven and gas hob with extractor hood over. Sink with mixer tap. Space and plumbing for dishwasher. Space for under counter fridge. Partly glazed door to:

Utility Room 4.91 x 2.63m Tiled floor. Glazed double doors to west and window to east, Velux

window to north elevations. Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Hot water cylinder. Sink.

Shower Room Tiled floor. Pedestal basin. WC. Shower.

Lounge 6.09 x 3.16m Window to front elevation. Cupboard housing electrics. Laminate flooring. 2 convector heaters. Stairs to first floor. Fireplace with wood-burner. Skydish for UK television.

On the First Floor -

Landing Window to rear elevation. Wood flooring. Convector heater. Cupboard.

Bedroom 1 3.27 x 3.00m Window to east elevation. Convector heater Wood flooring.

Bedroom 2 3.48 x 2.79m Window to front elevation. Wood flooring. Convector heater.

Bedroom 3 3.36 x 2.80m Window to front elevation. Convector heater. Wood flooring.

Bathroom Fully tiled walls. Window to west elevation. Hip bath with shower over. WC. Pedestal basin. Heated towel rail. Wall mounted electric heater. Hatch to loft space with drop down ladder.

Attic this would lend itself to conversion into additional living accommodation. It is floored and insulated and has 2 skylight windows and another window to the west gable. Power and light.

OUTSIDE :

A metal gate gives access to gravel drive and parking area. The garden is set out with raised,

productive vegetable beds and would suit someone wishing to grow their own food. There are 23 recently planted fruit trees and 12 fruit bushes. Well. 3 sheds.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Drainage is to an all water septic tank installed in 2005. Heating is via the woodburner and electric convector heaters. Broadband internet connection. Good mobile phone reception. Well.

FINANCIAL DETAILS :

Taxes Foncières : 389€ per annum

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€177,000

Key Information

Internal Area:	87.83 sqm
Land Area:	0.12 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved