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House for sale in Manche - VIRTUAL TOUR

Mortain , **Manche** , **Normandy**



€214,000

inc. of agency fees

3 Beds 1 Baths 12723 sqm 0.96 ha

Substantial country house with bedrooms on the ground floor, basement and 2.5 acres with outbuildings This property stands in a quiet...

At a Glance

Reference MFH-NORF01913

Near to Mortain

Price €214,000

Bed 3

Bath 1

Hab.Space 12723 sqm

Land 0.96 ha

Pool No

Land Tax N/A

Property Description

Substantial country house with bedrooms on the ground floor, basement and 2.5 acres with outbuildings

This property stands in a quiet rural hamlet and offers spacious accommodation with potential to create extra bedrooms in the loft. It benefits from a recently installed pellet burning boiler and double glazed windows. It could be lived in entirely on the ground floor. There is an attractive garden, paddock and orchard with an outbuilding.

This house is situated in the southwest of Normandy, near the borders of Manche and Calvados. Only a few minutes drive away, the town of Sourdeval offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. Also a short drive to the town of Mortain, where you will find shops, schools, doctors' surgeries, supermarkets, etc. and local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Beaches on the west coast are an hour's drive away and 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 20 minutes drive, as is the Saint Sever forest.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Steps up to:

Entrance Hall Partlly glazed door and side panel to north elevation. Radiator. Tiled floor.

Built-in cupboard.

Lounge 5.95 x 4.00m 2 windows to west and window to north elevations. Tiled floor. 2 radiators. Stairs to first floor. Opening to:

Dining Room 5.50 x 4.56m Window to west elevation. 2 radiators. 2 pairs of glazed double doors to south elevation. Tiled floor. Fireplace with inset woodburner. Small pane glazed double doors to :

Kitchen 4.33 x 4.27m Radiator. Tiled floor. Fireplace with inset woodburner. Range of matching base and wall units. Double ceramic sink with mixer tap. Built-in oven and 4-ring hob (3 gas and 1 electric) extractor hood over. Built-in fridge. Partly glazed double doors to:

Conservatory 6.65 x 2.10m Windows and door to south, and glazed door to east elevations. Tiled floor.

Cloakroom Vanity basin. WC. Tiled floor.

Bedroom 1 3.49 x 3.03m Window to east elevation. Laminate flooring. Radiator.

Shower Room 2.93 x 2.08m Obscure glazed window to north elevation. Pedestal basin. Shower. Bidet. Radiator. Built-in cupboard. Extractor.

Bedroom 2 3.98 x 3.97m Window to north elevation. Partly glazed double doors to the conservatory. Radiator.

On the First Floor -

Landing Window to north elevation. Sloping ceiling.

Bedroom 3 4.24 x 3.97m Window to north and west elevations. Radiator. Door to:

Loft 1 4.53 x 2.75m Window to south elevation.

Loft 2 8.52 x 5.59m (max) 2 Velux windows to north and south, window to east elevations.
Sloping ceiling.

In the Basement -

Garage for 3 or 4 cars. Sliding wooden garage door and window to north elevation. Sink.
Concrete floor. Power and light.

Wine Cellar.

Pellet Store with an earth floor.

Boiler Room.

Workshop.

OUTSIDE :

A tarmac drive leads to parking and turning area and the garage. The garden is laid to lawn with mature hedges and trees.

Orchard which is fenced for sheep. Stone shelter.

Barn 6.57 x 6.36 + 3.07m Constructed of stone under a tiled roof. Small attached store.

Paddock.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Telephone not connected. Fibre optic broadband available near property. Heating is provided by a pellet fired boiler installed in about 2021.

Double glazed windows. Drainage is to a septic tank which does not conform to current regulations.

FINANCIAL DETAILS :

Taxes Foncières : 348€ per annum

Taxe d'habitation : € per annum

Asking price : 214,000€ including Agency fees of 14,000€. In addition the buyer will pay the Notaire's fee of 15,700€

Please note : All room sizes are approximate. Agent 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 between 810€ and 1 150€ 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)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€214,000

Key Information

Internal Area:	12723 sqm
Land Area:	0.96 ha

Location: Normandy



Gallery











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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



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