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Countryside house for sale in Manche - VIRTUAL TOUR

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



€220,000

inc. of agency fees

4 Beds 2 Baths 125 sqm 0.96 ha

Attractive detached house with annexe and over 2 acres with stabling and riding arena The property was extended in about 2000 and...

At a Glance

Reference MFH-NORF01950

Near to Mortain

Price €220,000

Bed 4

Bath 2

Hab.Space 125 sqm

Land 0.96 ha

Pool No

Land Tax N/A

Property Description

Attractive detached house with annexe and over 2 acres with stabling and riding arena

The property was extended in about 2000 and renovations have been completed by the present owners, it benefits from double glazed wood framed windows and spacious accommodation. It is approximately 700m down a quiet country lane to the GR Bridleway - ideal for walker, cyclists or horseriders. The attached studio/annexe could make a separate one bedroom gîte, if required. Outside there is nearly 2.5 acres which is divided into paddocks with access to stables/field shelter. The addition of a 40 x 20m Riding Arena will be a huge bonus for anyone with horses.

The house is conveniently situated between Mortain and Barenton. Nearest main facilities are to be found in the pretty town of Mortain with its Abbey, waterfalls, 11th century Chapel and panoramic view of Mont St. Michel (about 10 minutes drive). This delightful town also offers a selection of Bars and Restaurants to suit all tastes and a wide range of shops together with supermarkets. The medieval town of Domfront, with its narrow streets and ruined castle, also offers the same facilities within a 20 minute drive. Also St. Hilaire du Harcouet is only 12kms with a big weekly market. The UNESCO heritage site at Mont St Michel is 46 km away. The Voie Verte which forms part of the Paris to Mont St Michel cycleway and provides links into a further network of routes throughout Manche, into Calvados and Bretagne is about 700m from the property. Located at the southern tip of Manche the property is served by the ports of Caen Ouistreham (1 hr 15 min.), Cherbourg (2 hr 15 min.), Le Havre (2 hrs) and Calais (5 hrs).

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Dining Room 6.21 x 3.57m Range of matching base and wall units including display

cabinets and floor to ceiling storage cupboards. Built in oven, microwave and 5 ring gas hob with extractor fan over. Worktops and splashbacks. Built in dishwasher and gridge. Wine rack. Central island with breakfast bar. Tiled floor. Window to front elevation. Part wood clad walls. Cupboard housing electrics. Stainless steel sink with mixer tap.

Study Area 3.17 x 2.95m Tiled floor. Stairs to first floor. Window to front elevation. Double doors to lounge.

Shower Room 2.95 x 1.52m Corner shower. WC. Obscure glazed window to rear elevation. Hand basin. Tiled floor. Space and plumbing for washing machine.

Lounge 8.21 x 6.50m 3 pairs of glazed double doors to front and window to west elevations. Wood flooring. Brick fireplace with display niche, wooden mantel and wood-burner. Exposed beams. Built in desk.

On the First Floor -

Landing Window to front elevation and velux to the rear. Wood flooring. Walk-in cupboard. Cupboard housing hot water cylinder and shelving.

Bedroom 1 4.35 x 2.65m Window to front elevation. Sloping ceiling. Radiator.

Master Bedroom 4.70 (min) x 3.80m Window to front elevation. Velux to rear elevation. Glazed double doors to covered balcony. Sloping ceilings. Wood flooring. Built in under eaves storage cupboards and wardrobe. Door to

"Jack & Jill" Bathroom 3.14 x 1.52m Velux to the rear elevation. Toilet. Bath with mixer/shower tap adjustment. Vanity basin. Wood floor. Sloping ceiling.

Bedroom 3 4.37 x 1.80m Window to rear elevation. Sloping ceiling. Radiator.

Bedroom 4 2.98 x 1.83m Window to front elevation. Sloping ceiling. Wood flooring.

OUTSIDE :

Double wooden gates give access to front garden. Off road parking area. The garden is laid to lawn with mature shrubs and trees. Well. Covered terrace. Power points. Gravel courtyard garden area. Attached to the side of the house is a **separate Studio** 6.50 x 5.00m Glazed double doors and window to front elevation. Tiled floor. Stairs up to mezzanine storage area.

Paddock with wood and corrugated iron **Stables/Field Shelter** with Fibro-cement roof.

Riding Arena of 40 x 20m with drainage and surface of plastic granules and carpet fibre.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Heating is provided by electric radiators and a woodburner. Broadband internet connection via Starlink. Drainage is to an all water septic tank installed in 2000.

FINANCIAL DETAILS :

Taxes Foncières : 900€ per annum

Taxe d'habitation :

Asking price : 220,000€ including Agency fees of 14,500€. In addition the purchaser will have to pay the Notaire's fee of 16,100€

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 approximately € 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)

Property Ref : SIF - 001950

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€220,000

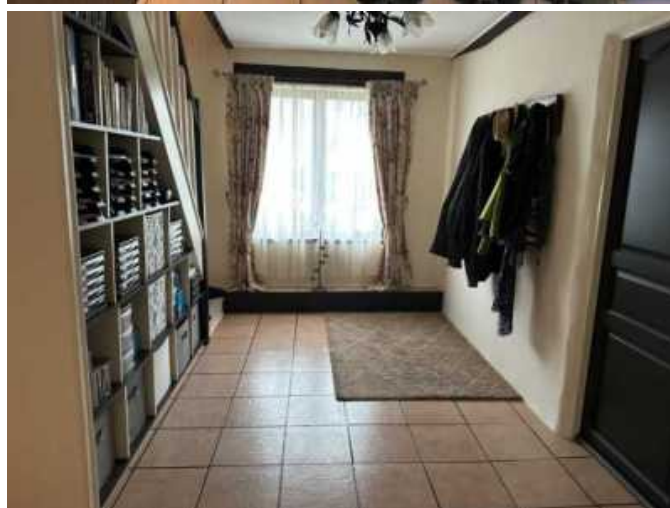
Key Information

Internal Area:	125 sqm
Land Area:	0.96 ha

Location: Normandy



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S. and L. BROWN



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