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## Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Pois , Manche , Normandy



# €235,000

inc. of agency fees

5 Beds   4 Baths   255 sqm   0.55 ha

3 Pretty Houses, one to finish renovating with potential gîte business and party/games room The property has been renovated by the...

### At a Glance

<b>Reference</b>	MFH-NORF01959	<b>Near to</b>	Saint-Pois	<b>Price</b>	€235,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	255 sqm
<b>Land</b>	0.55 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

3 Pretty Houses, one to finish renovating with potential gîte business and party/games room

The property has been renovated by the present owners over the last 18 years. It was previously let. It comprises a detached one bedroom gîte, a large house divided into 2 bedroom gîte and large party/games

room and a large house to finish renovating which has separate access if required.

The property is close to village amenities within about 2km including, bakers, butchers, pharmacy, hairdressers, post office and convenience store with cash point and petrol station. It is 15 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados, 15 minutes from Sourdeval or 2 minutes drive to Saint Pois the nearest town. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg.

here

## **THE ACCOMMODATION IN THE GÎTE COMPRISES :**

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

**Kitchen/Dining Room** 4.35 x 3.02m Window and party glazed treble door to east and window to west elevations. Tiled floor. Exposed stone wall. Double sink with mixer tap. Worktops and tiled splashback. Space and plumbing for washing machine. Space for free-standing cooker and fridge/freezer. Curtain-fronted shelving.

**Lobby** 1.31 x 1.14m Tiled floor. Hot water cylinder. Electric heated towel rail.

**Shower Room** 2.82 x 1.27m Window to south elevation. Tiled floor and walls. Large shower. Pedestal basin. WC.

**Lounge** 4.80 x 4.08m Window to west and 2 windows to east elevations. Exposed "A" frame and chimney. Woodburner. Opening to kitchen. Stairs to first floor. 2 display recesses.

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

#### **Galleried landing.**

**Bedroom 1** 4.38 x 2.60m Velux window to east and west elevations Sloping ceiling.

## **OUTSIDE :**

**Terrace seating area** to the west and gravel seating area to the south.

**IN THE MIDDLE HOUSE.** (Constructed of stone under a slate roof)

**Party Barn/Games Room** 14.19 x 6.72m Partly glazed "stable" door and 2 windows to front and 3 windows to south elevations. Raised seating/storage area. Exposed stone wall and "A" frame. Granite fireplace. Minstrels gallery.

**Cloaks** Handbasin and WC.

**Basement** 6.72 x 4.00m

## **THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :**

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

#### **External stairs to:**

**Lounge** 6.78 x 4.65m Window and partly glazed door to south elevation. Laminate flooring. Stairs to first floor. **Granite fireplace with woodburner.** Cupboard housing electrics. Opening to:

**Kitchen/Dining Room** 4.54 x 3.02m Window to front elevation. Double sink with mixer tap. Worktops. Curtain-fronted base units. Space for free-standing cooker. Space and plumbing for washing machine. Space for free-standing fridge/freezer.

**Shower Room** 2.10 x 2.04m Shower. WC. Pedestal basin. Window to rear with Granite warming shelf under

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

**Landing** Sloping ceiling.

**Cloakroom** Hand basin. WC. Sloping ceiling.

**Bedroom 1** 3.42 x 2.73m Velux window to front and rear elevations. Sloping ceiling. Laminate flooring. Built-in cupboards.

**Bedroom 2** 2.73 x 2.64m Sloping ceiling. Laminate flooring.

### **In the Basement -**

7.65 x 6.78m Used as a workshop. Window and door to front elevation. Concrete floor. Hot water cylinder.

**Attached Workshop** 6.52 x 4.58m Door to front and rear elevations. Power and light.

## **THE ACCOMMODATION IN THE NEW HOUSE COMPRISES :**

### **On the ground floor -**

**Entrance Hall** 8.95 x 1.71m Laminate flooring. 2 glazed doors and 4 windows to front elevation.

**Study** 3.50 x 2.68m Window to front and door to south elevations. Laminate flooring.

**Bathroom** 3.87 x 2.40m (To finish) Window to south elevation. Tiled floor. Bath with mixer tap/shower fitment and tiled surround. WC. Sinks with mixer tap. Worktops. Space and plumbing for washing machine.

**Kitchen/Dining Room/Lounge** 7.90 x 7.06m Range of matching base and wall units. Space for free-standing cooker. Space and plumbing for dishwasher. Space for under-counter fridge. Worktops and tiled splashback. Cupboard housing electrics. Woodburner. Laminate flooring. Stairs to first floor with cupboard under. Exposed beams. Glazed double doors to:

**Second Entrance Hall** 8.87 x 3.01m Glazed door and 5 windows to west and glazed double doors to north elevations.

**Room 1** 5.30 x 5.27m Window to north elevation.

**Room 2** 2.97 x 2.63m

### **On the First Floor (via stairs from Room 1) -**

**Landing** Laminate flooring. Access to loft.

**Cloakroom** (to finish) Exposed stone wall. WC.

**Bedroom 1** (to finish) 3.62 x 2.54m Window to west and north elevations. Laminate flooring.

**Bedroom 2** (to finish) 3.65 x 2.73m 2 windows to west elevation. Laminate flooring.

### **On the First Floor (via stairs from Kitchen/Dining Room/Lounge) -**

**Mezzanine Study/Sitting Area** 6.45 x 3.83m 2 windows and glazed door to balcony. Exposed stone wall.

**Master Bedroom** 4.48 x 3.90m Sloping ceiling. Door to:

**"Jack & Jill" Shower Room** 3.44 x 1.50m Shower with jets. WC. Bidet. Vanity basin. Extractor. Sloping ceiling.

OUTSIDE :

**Old stone bakery.**

**Well**

**Double metal gates** lead to a gravel drive, parking and turning area. There is a separate vehicular access to the New House.

**2 ornamental Ponds.** Gazebo.

The garden is laid to lawn with a multitude of flower and shrub borders and mature trees.

**ADDITIONAL INFORMATION :**

Mains water, and three phase electricity are connected. Drainage is to 3 all water septic tanks - 2 of which were installed in about 2010. Fibre optic internet . Double glazed windows (except Gîte 2 in the Middle House). Heating is provided by woodburners. Well water for outside use.

**FINANCIAL DETAILS :**

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

**Asking price : 235,000€ including Agency fees of 15,000€. In addition the buyer will pay the Notaire's fees of 17,100€**

**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 between 1 070€ and 1 480€ per year (Gîte 2 - Middle House).**

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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 20/02/2025 )



## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€235,000

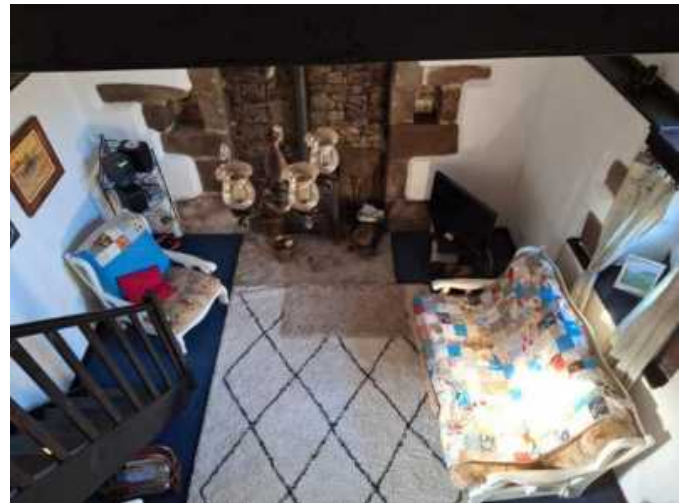
## Key Information

Internal Area:	255 sqm
Land Area:	0.55 ha

## Location: Normandy



# Gallery













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**C. BAUER – Sunday Times**

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