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## Countryside house for sale in Calvados - VIRTUAL TOUR

Calvados , Normandy



# €340,000

inc. of agency fees

5 Beds 4 Baths 224 sqm 0.85 ha

Superb Farmhouse with 2 B&B suites and 2 acres of land with outbuildings This spacious detached Farmhouse has been run successfully...

### At a Glance

<b>Reference</b>	MFH-NORF01964	<b>Near to</b>	N/A	<b>Price</b>	€340,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	224 sqm
<b>Land</b>	0.85 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb Farmhouse with 2 B&B suites and 2 acres of land with outbuildings

This spacious detached Farmhouse has been run successfully as a B&B and offers 2 suites of letting rooms - 1 with 2 bedrooms for 4 people and the other for 5 people. The letting season is from May to the end of August. The property has been completely renovated and has recently had 2 heat source pumps fitted to provide central heating, some windows have been replaced, new weatherboarding has been fitted and it has been re-wired. Outside there is a pretty enclosed garden with seating area and barbecue and paddocks. There are several useful outbuildings.

The house is situated in a quiet rural hamlet within 10 minutes drive to the market town of Saint-Pois 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. The beaches on the west coast are an hour's drive away and the house is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg.

here

## **THE ACCOMMODATION COMPRISES :**

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

**Entrance Porch** 2.25 x 1.03m Tiled floor. Half glazed stable door to front elevation.

**Split level Kitchen/Dining Room** Window and glazed double doors to front elevation. Tiled floor. Exposed beams.

**Kitchen Area** 6.31 x 3.88m Range of matching base and wall units including display unit. Stainless steel sink unit with mixer tap. Built-in dishwasher. Fireplace with space under for

range style cooker with extractor fan over. Stone recesses. Worktops with tiled splashbacks. Built-in fridge and 4 ring electric hob.

**Dining Area** 6.48 x .73m Tiled floor. Door to inner hall.

**Lounge** 6.45 x 5.81m Partly glazed stable door and window to front and window to rear elevations. Tiled floor. Granite fireplace with raised polished marble hearth and wood-burner. Stairs to first floor. Exposed beams.

**Inner Hall** Stairs to first floor. Tiled floor.

**Utility Room** 3.61 x 2.31m Window to rear elevation. Double stainless steel sink unit with mixer tap. Space and plumbing for washing machine and space for tumble dryer. Tiled floor.

**Shower room** 2.40 x 1.22m Tiled floor and partly tiled walls. Shower. Hand basin. Window to rear elevation.

**Cloakroom** Tiled floor. WC. Window to rear elevation. Hot water cylinder.

Guest Kitchen/Dining Room 3.64 x 3.40m Window to rear elevation. Partly glazed double doors to car port. Tiled floor. Cupboard housing electrics. Range of matching base units. Worktops with inset double sink and mixer tap. Built in dishwasher. Electric hob with extractor hood over. Space for freestanding fridge/freezer.

**On the First Floor** (via stairs from lounge and used as Owners' accommodation) -

**Bedroom 1** 4.97 x 4.90m 2 windows to front elevation. Granite fireplace. Door to:

**En-Suite** 3.65 x 1.96m Window to rear elevation. Shower. WC. Pedestal basin. Half tiled walls. Laminate flooring. Dressing Area.

**On the First Floor** (via stairs from inner hall) -

**Mezzanine Sitting Room** 10.36 x 1.60m Wood flooring. Sloping ceiling. 2 Velux windows to rear and window to east elevations.

**B&B Suite Classique:**

**Landing** Wood flooring. Stairs to second floor suite.

**Bedroom 2** 4.89 x 3.78m Window to front elevation. Wood flooring. Under stairs storage cupboard.

**Bedroom 3** 4.35 x 3.82m Window to front elevation. Wood floor.

**Bathroom** 2.87 x 1.95m Part wood panelled walls. Pedestal basin. WC. Extractor. Bath with mixer tap/shower fitment and tiled surround.

**On the Second Floor -**

**Landing** Velux window to front elevation.

**Bedroom 4** 6.01 x 4.20m Velux window to front elevation. Sloping ceiling. Exposed beams.  
Door to:

**Occasional Bedroom** Sloping ceiling. Velux window to rear elevation.

**En-Suite Shower Room** Velux window to rear elevation. Hatch to eaves. WC. Vanity basin.  
Shower with jets. Hatch to:

**Loft Space** 6.00 x 4.44m Sloping ceiling. Wood flooring. Exposed stone wall.

## **OUTSIDE :**

Gravel drive leads to parking and turning area and:

**Attached Barn** 7.82 x 7.67m (suitable for camping car) Sliding door to front elevation. Concrete floor. Power and light. **Lean-to Car Port** to the rear 7.18 x 3.96m

**Separate Detached Barn** 5.93 x 4.02m Constructed of stone under a Fibro cement roof. Sliding metal door to front elevation.

**Workshop** attached to the house 6.24 x 3.16m Door to front elevation. Concrete floor. Power and light. Mezzanine storage area. **Attached Wood Shed** 6.17 x 3.80m Door and window to front and rear elevations.

4 paddocks - one with block built shelter. Orchard.

The garden to the front of the property has a gravel and patio seating area. It is fully fenced and laid to lawn with mature flower and shrub borders and raised vegetable beds.

## **ADDITIONAL INFORMATION :**

Mains telephone and electricity are connected. Fibre Optic internet. Drainage to an all water septic tank installed in about 2000. Heating is from 2 heatsource pumps. Double glazed wood framed windows.

## **FINANCIAL DETAILS :**

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

**Asking price : 340,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fees - 24,000€**

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 2 456€ and 3 322€ 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 06/03/2025 )

Property Ref : SIF - 001964

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€340,000

## Key Information

Internal Area:	224 sqm
Land Area:	0.85 ha

## Location: Normandy



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

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**S. and L. BROWN**



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