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## Countryside house for sale in Manche - VIRTUAL TOUR

**Saint-Pois** , **Manche** , **Normandy**



# €298,500

**inc. of agency fees**

**3 Beds   1 Baths   11015 sqm   2.17 ha**

Equestrian property with  
stabling for 4 horses and 5 acres  
This property offers family  
accommodation with room to  
extend in to the...

### At a Glance

**Reference** MFH-NORF01990

**Near to** Saint-Pois

**Price** €298,500

**Bed** 3

**Bath** 1

**Hab.Space** 11015 sqm

**Land** 2.17 ha

**Pool** No

**Land Tax** N/A

### Property Description

Equestrian property with stabling for 4 horses and 5 acres

This property offers family accommodation with room to extend in to the adjoining double garage and loft over, or to create a gîte (subject to planning). It benefits from double glazed "tilt and turn" windows with pvc shutters throughout and has recently had a new kitchen installed. It is at the end of a "no through road" in a quiet rural hamlet with views over surrounding countryside to the front elevation. The large detached barn offers storage space in addition to the 4 internal stables.

The property is close to village amenities within about 3km 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 COMPRISES :**

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

**Porch :** 3.37 x 1.85 Half glazed with tilt and turn windows. Tiled floor.

**Kitchen :** 3.81 x 3.69 Recently fitted cream kitchen with range of base units. Built-in electric oven and 4 ring induction hob, extractor over. Sink with mixer tap. Solid wood worktops.

Recess for fridge. Exposed stone. Stairs to first floor.

**Shower Room :** 3.78 x 1.96 Obscure glazed door and side panel to front elevation. Tiled floor. Vanity unit with mirror and light over. Matching cupboard. Built-in cupboard housing hot water cylinder. Large shower unit. Heated towel rail. Vent from woodburner. WC. Extractor.

**Lounge/Dining Room :** 6.42 x 5.76 Exposed stone wall. Granite fireplace with raised hearth and woodburner. Tiled floor. Exposed beams. Telephone socket. Electric convector. Cupboard housing electrics.

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

**Landing/Study Area :** 3.76 x 1.92 2 hatches to roof space. Exposed stone and chimney breast with vent from woodburner. Telephone socket. Window to front elevation.

**Bedroom 1 :** 5.76 x 2.81 2 Velux windows and window to side. Ceiling fan, convector, built-in wardrobe.

**Cloakroom :** Extractor, WC, hand basin. Exposed beam.

**Bedroom 2 :** 4.46 x 2.83 Window to front elevation, convector, ceiling fan. Built-in wardrobe with hanging rail and shelves.

**Bedroom 3 :** 5.85 x 2.83 2 Velux windows, exposed beams, ceiling fan. Built-in wardrobe with hanging rail and shelves. Convector.

### **OUTSIDE :**

A five bar gate (with electricity next to it to connect electric gates from a supply in the garage)

leads to a gravel drive, parking and turning area and the car port.

**Attached Garage/Utility Room** : 5.55 x 4.70 Window to side elevation. Double wooden doors and glazed door to front elevation. Plumbing for washing machine. Store Room 4.75 x 2.35. Stairs to loft.

Covered seating area. Patio. Mature hedges and trees, flower and shrub borders. The remainder of garden is laid to lawn. Outside lights.

**Garden Shed** 5.41 x 4.40 constructed of stone under a corrugated iron roof. Attached **Wood Shed** 3.15 x 2.01. Tool Store.

**Detached Garage** (old bakery) constructed of stone and block under corrugated iron roof. Folding wooden doors.

**Stable Block** constructed of block under corrugated iron roof providing 4 internal stables and mezzanine storage areas. Power and lights connected.

Stable 1 4.65 x 3.12

Stable 2 4.65 x 2.73

Stable 3 4.65 x 2.73

Stable 4 2.60 x 2.39

Lean-to **Log Store**. Attached 2 car **Car Port** 6.10 x 3.67. Lean-to **Barn** to the rear 6.00 x 4.68 timber construction under corrugated iron roof.

There is an electrical supply to run an electric fence which runs down the drive.

## **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Drainage is to an all water septic tank . Fibre optic internet . Double glazed windows with roller shutters on the ground floor. Heating is provided by electric convector heaters and a woodburner.

## **FINANCIAL DETAILS :**

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

**Asking price : 298,500€ including Agency fees of 18,500€. In addition the buyer will need to pay the Notaire's fee of 21,200€**

**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 2 848€ and 3 854€ 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): 20/02/2025 )



### Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€298,500

### Key Information

Internal Area:	11015 sqm
Land Area:	2.17 ha

### Location: Normandy



## Gallery















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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.

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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