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Chambre d'Hote or Gite for sale in Manche - VIRTUAL TOUR

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



€171,500

inc. of agency fees

4 Beds 3 Baths 100 sqm 0.09 ha

Pretty village house with cottage garden, garage and barn and 1 bedroom gîte. The property is in the centre of the village in a quiet...

At a Glance

Reference MFH-NORF0209

Near to Mortain

Price €171,500

Bed 4

Bath 3

Hab.Space 100 sqm

Land 0.09 ha

Pool No

Land Tax N/A

Property Description

Pretty village house with cottage garden, garage and barn and 1 bedroom gîte.

The property is in the centre of the village in a quiet residential area and attached to the neighbouring property by the garage. The accommodation is light and airy and there is space to extend further. It has had a new concrete floor in the lounge, a recently fitted kitchen and the present owners have created an additional first floor bedroom. The garden is beautifully maintained and the gîte is well appointed, self-contained, and ready to receive guests.

The house is conveniently situated within walking distance of the nearest village with shops and bar/restaurant. There is also an infant school and primary school. The closest airports to the property are at Rennes (81 km), Dinard (83 km) and Deauville (118 km). The UNESCO heritage site of Mont St Michel is 41 km away. Further shopping can be found at Mortain and St Hilaire du Harcouët (10km) and Domfront (15 km). The ferry port of Caen-Ouistreham is 1 1/4 hours away, St Malo is 1 1/2 hours away and Cherbourg is 2 hours. Calais and the Euro Tunnel are approximately a 5 hour drive.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Kitchen/dining room : 5,71m x 5,08m – ½ glazed "stable" door and window to the front elevation. Fireplace with woodburner. Stairs to the first floor with understairs storage cupboard with plumbing for washing machine. Space for upright fridge/freezer. Glazed French door to rear elevation. Telephone point. Tiled floor. Range of matching base units with fitted electric oven and 4 ring gas hob with extractor fan over. Worktops with inset stainless steel sink with mixer tap. Exposed beams. Space and plumbing for dishwasher. Island breakfast bar.

Lounge : 5,36m x 3,53m – Double aspect with windows to the front and rear elevations.

Wooden floor. Fireplace with woodburner. Electric radiator.

Inner hall : 2,20m x 1,72m – Window to the front elevation. Wooden floor.

Bedroom 1 : 3,81m x 3,49m – Window to the rear elevation. Electric convector heater.

Wardrobes to one wall. Exposed beams. Electric heating.

Bathroom : 1,88m x 1,68m – Window to the front elevation. Bath with tiled surround and mixer tap. Vanity unit with mirror and lights over. Toilet. Heated towel rail.

On the first floor –

Landing/study area : Velux window to the front elevation. Electric convector heater. Inset spotlights. Radiator. Built-in cupboard housing hot water cylinder.

Shower room : 1,43m x 1,29m – Velux window to the rear elevation. Vanity unit. Electric convector heater. Toilet. Tiled floor and walls. Corner shower unit.

Bedroom 2 : 3,99m x 3,89m – Window to the front elevation. Electric radiator. Sloping ceiling.

Bedroom 3 : 2,63m x 2,12m – Velux window to the rear elevation. Exposed beams. Sloping ceiling. Electric radiator.

Bedroom 4 4,82m x 2,69m – Velux windows to the front and rear elevations. Sloping ceilings. Exposed beams.

THE ACCOMMODATION IN THE GITE COMPRISES :

On the ground floor –

Lounge/dining room/Kitchen : 5,81m x 4,04m – Glazed French doors to the north elevation. Exposed beams. Electric radiator. Range of matching base units with space for upright fridge/freezer and freestanding cooker. Space and plumbing for slimline dishwasher and washing machine. Single stainless steel sink with mixer tap. Worktops and tiled splashbacks. Stairs to first floor with cupboard under.

On the first floor –

Landing : Built-in cupboard housing hot water cylinder. Electrics.

Shower Room: 4,07m x 1,91m – Window to the west elevation. Exposed beam. Corner shower with jets. Pedestal basin. WC. Heated towel rail.

Bedroom 2 : 4,07m x 3,16m – Window to the front elevation. Inset spotlights. Hatch to loft space. Exposed beam. Convectector heater.

OUTSIDE :

A wooden gate leads to a gravel parking and turning area and a garage attached to the main house and used as a workshop (5,23m x 3,64m) with wooden doors to the front and electric meters. To the front of the property is a pretty cottage garden, mainly laid to lawn with flower borders. Attached to the east elevation of the house is a car port with gravel floor and log store (6,41m x 5,33m) with loft over.

The rear garden is laid to lawn and enclosed by mature hedging. There is a gravel and slab patio area.

Attached to the gîte is a store room/garden shed (4,10m x 3,49m).

ADDITIONAL INFORMATION :

Mains water, drainage, telephone and electricity are connected. Broadband internet connection. Electric heating and 2 woodburners.

FINANCIAL DETAILS :

Taxes Foncières : 550€ per annum

Taxe d'habitation : €per annum

Asking price : 171,500€ including Agency fees of 11,500€. In addition the buyer will pay the Notaire's fee of 13,000€

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 € and € 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

Property Ref : SIF - 002009

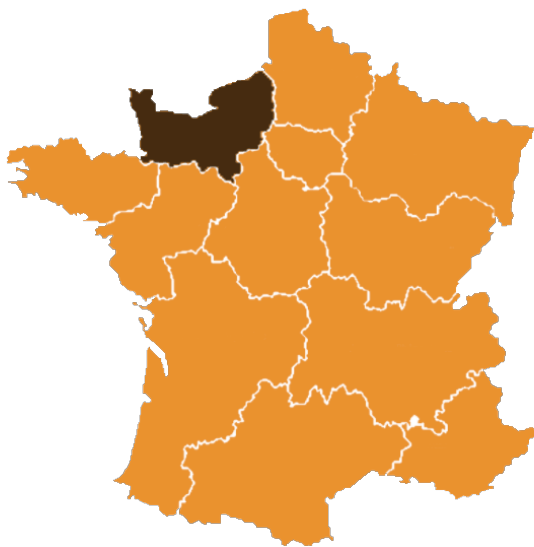
Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Bathrooms	3
Price	€171,500

Key Information

Internal Area:	100 sqm
Land Area:	0.09 ha

Location: Normandy

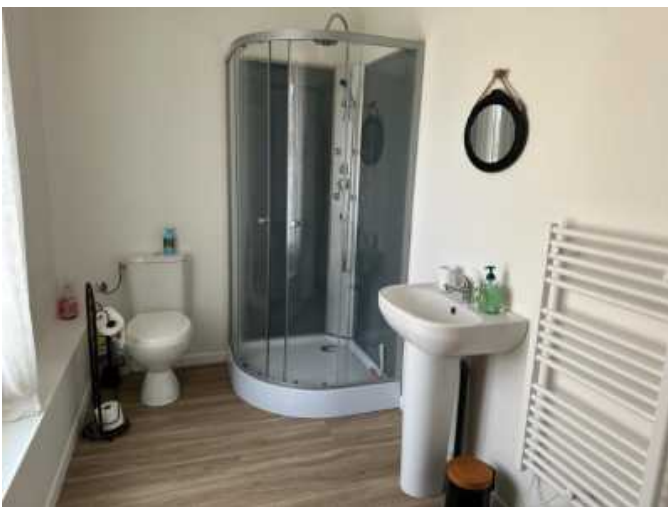


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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S. and L. BROWN



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