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Countryside house for sale in Calvados - VIRTUAL TOUR

Vire-Normandie , Calvados , Normandy



€408,000

inc. of agency fees

8 Beds 8 Baths 282 sqm 9.7 ha

Equestrian property for sale in Normandy with 24 acres of land, lake and gîte and superb views. Both the main house and gîte were...

At a Glance

Reference	MFH-NORF02012	Near to	Vire-Normandie	Price	€408,000
Bed	8	Bath	8	Hab.Space	282 sqm
Land	9.7 ha	Pool	No	Land Tax	N/A

Property Description

Equestrian property for sale in Normandy with 24 acres of land, lake and gîte and superb views.

Both the main house and gîte were renovated between 2002 and 2006 and benefit from solid fuel central heating and double glazing. There is a 4 bedroom house, a 3 bedroom gîte and over 24 acres of land with a lake.

This property is situated in the south of the department of Calvados and stands in an elevated position surrounded by its own land of approximately 9.7 hectares with stunning views across the valley to town of Vire. It offers plenty of opportunities for a home and income with a separate 3 bedroom house and outbuildings. There is an 18 hole golf course within a couple of minutes drive. Stunning out-riding starts near the property and can be continued on to the Lake Dathée and further west to the Saint Sever forest. The property is a 5 minute drive from the town of Vire and about an hour's drive south from the port of Ouistreham, Caen , the landing beaches and an hour inland from the breathtaking bay of the Mont St Michel to the west.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Entrance Porch : 7m² - Half-glazed and of timber construction. Part glazed door to -

Kitchen/Dining room : 26m² - Double aspect room with window to the south and north elevations. Granite fireplace. Tiled floor. Range of matching base and wall units with inset sink and mixer tap and ample worksurfaces with tiled splashbacks. Built-in double oven. Electric hob with extractor fan over. Exposed beams. Spotlights. Tiled floor. 2 radiators.

Stairs to first floor.

Living room : 35m² - Double aspect room with 2 windows to the front elevation and large French doors to the rear elevation opening on to decking area affording stunning views over the valley. Woodburner with backboiler which provides central heating (installed in 2008).

Stairs to first floor.

On the first floor -

Landing 1 : 2.6m² - Accessed by its own private staircase from the kitchen and leading to -

Bedroom 1 : 17.7m² - 2 windows to the front elevation. Radiator. Built-in wardrobes.

Shower room : 3.4m² - Fully tiled floor and walls. White suite of pedestal hand basin, toilet and shower cubicle. Heated towel rail. Electric heater.

Landing 2 : 5m² - Accessed by staircase from the Living Room. Window to the rear elevation. Radiator. Stairs to 2nd floor.

Bedroom 2 : 10m² - Window to the front elevation. Radiator.

Bedroom 3 : 14m² - Window to the front elevation. Radiator.

Shower room : 2.8m² - Fully tiled floor and walls. White suite comprising pedestal hand basin, toilet and shower cubicle. Electric wall heater.

On the second floor -

Master suite comprising -

Bedroom 4 : 16m² - Double aspect with large velux windows to the front and rear elevations. Sloping ceilings. Exposed beams. 2 radiators. Opening to -

Office/studio/gym : 12m² - Double aspect with large velux windows to the front and rear elevations. Sloping ceilings. 2 radiators. Door to -

Bathroom : 4m² - With white suite of corner jacuzzi bath, shower cubicle, toilet and hand basin. Fully tiled floors and walls. Electric towel rail.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the ground floor -

Porch : 2.3m² - Half glazed and built of timber construction. Glazed door to -

Open plan Living room/Dining room and Kitchen : 49m² - Triple aspect room with windows to the west and north elevations and French doors opening to a raised decking area to the east elevation. Tiled floor throughout. 2 radiators. Stairs to first floor. The kitchen area has a granite fireplace with an Esse solid fuel "Aga" type cooker which has a back boiler to provide central heating. Range of matching base and wall units (some glass fronted) with inset sink and mixer tap, ample work surfaces with tiled splashbacks, built-in oven, electric hob and extractor fan. Space for washing machine and dishwasher. Inset spotlights. Pellet burner. A door from the dining area leads to -

Bedroom 1 : 16m² - Window to the rear elevation. Radiator.

Shower room : 8m² - Window. White suite of shower, hand basin and toilet. Tiled floor.

On the first floor -

Landing : 5m² - with velux window to the east elevation.

Bedroom 2 : 13m² - Triple aspect room with 2 windows to the side elevation and velux windows to the east and west elevations. Sloping ceiling. Radiator.

Bedroom 3 : 11m² - Double aspect room with velux windows to the east and west elevations. Built-in cupboard housing hot water cylinder. Radiator.

Shower room : 4.5m² - Comprising white suite of toilet, hand basin and shower. Velux window to the west elevation. Radiator.

OUTSIDE :

The property is approached via a gravel drive with fields on either side which leads to the main house and continues down to the gîte. The land surrounds the property and is mostly visible from the house. There are **various outbuildings** including a **storage room** and **lean to wood store** on the main house. There is also a decking area with above ground **swimming pool** to the south east of the house. **Small stone building** with corrugated roof is used as a chicken coop and storage area. There is a woodshed, established vegetable garden and a **lake** which is stocked with carp and trout which is fed by 2 springs. There is a **stone and block barn** with a corrugated iron roof which is **ideal for stables** with a hayloft over. Over 3,000 trees have recently been planted to provide wood in the future. There is a productive orchard with apples, pears, plums, cherries, apricots, peaches and nuts.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Fibre optic internet is available (not currently connected - on the boundary of the property). Heating in the main house is provided by a backboiler on the woodburner. Heating in the gîte is provided by a rayburn with a back boiler and a pellet burner. Hot water is provided by a hot water cylinder in both houses. Drainage is

to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,800€ per annum

Taxe d'habitation : € per annum

Asking price : 408,000€ including Agency fees of 25,000€. In addition the buyer will pay the Notaire's fees of 28,300€

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 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): 20/02/2025)

SIF - 002012

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	8
Price	€408,000

Key Information

Internal Area:	282 sqm
Land Area:	9.7 ha

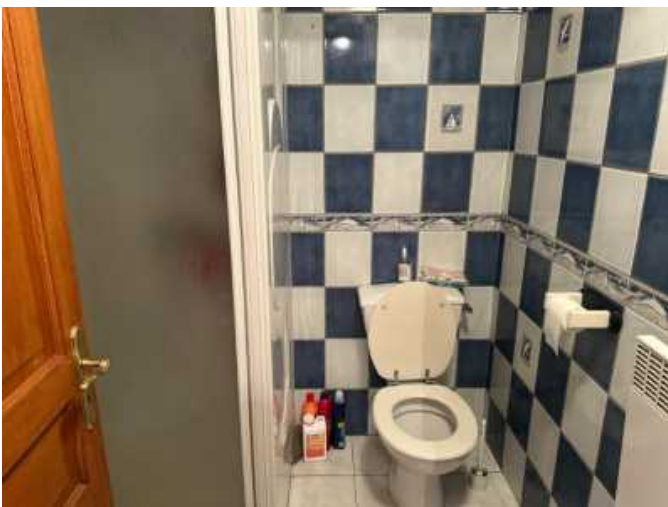
Location: Normandy



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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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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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