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Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



€320,000

inc. of agency fees

4 Beds 2 Baths 170.57 sqm 0.2 ha

Immaculate stone house and garden with large garage and workshop Believed to have been built in 1618 the current owners have carried...

At a Glance

Reference MFH-NORF02023

Near to Ger

Price €320,000

Bed 4

Bath 2

Hab.Space 170.57 sqm

Land 0.2 ha

Pool No

Land Tax N/A

Property Description

Immaculate stone house and garden with large garage and workshop

Believed to have been built in 1618 the current owners have carried out a programme of renovation works over the last 9 years. The heat source pump was fitted in July 2022. There has been new cladding on the west gable and the pointing has been renewed. The garden has been landscaped with a recent drive and parking area. The roof on the garage has been renewed. The rooms are spacious, light and airy with loft style accommodation on the first floor. The workshop has a concrete floor and windows and doors fitted it is suitable for use as a collector's garage or for conversion into a self-contained apartment or gîte.

The house is found in Manche in the Normandy region of France. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (20 miles) from where you can take a fast train to Paris. UNESCO heritage site of Mont St Michel is within easy driving distance (50 km). The nearest town is Sourdeval with local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker , entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Weekly market on a Tuesday in Sourdeval, including Livestock. 15 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 50 minutes.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Lounge 36m² Partly glazed door and glazed side panel, and window to front elevation. 2 radiators. Telephone socket. Fuse box. Magnificent granite fireplace with raised hearth. Tiled floor. Exposed stone wall and beam. Display recess. Stairs to first floor.

Galley Kitchen 12m² Window and 3 Velux windows to rear elevation. Refitted in 2019 with a range of matching base units with worktops and tiled splashback over. Inset 1 1/2 bowl sink unit with mixer tap. Tiled floor. Radiator. Built-in microwave and oven, and 3-ring gas hob with cooker hood over. Space for upright fridge/freezer. Space and plumbing for dishwasher.

Inner Hall Tiled floor.

Cloakroom Tiled floor. Vanity basin with tiled splashback. Extractor. WC. Radiator.

Utility Room 6m² Partly glazed door and window to rear elevation. Boiler. Tiled floor. Space and plumbing for washing machine.

Dining Room 18m² Window to front elevation. Radiator. Tiled floor. Exposed stone wall.

Room to finish renovating used as workshop 13.95 6.70m Sliding patio doors and 2 windows to front elevation. Exposed stone walls. Concrete floor. Stairs to mezzanine. Door to attached double garage.

On the First Floor -

Landing 2 windows to rear elevation. Door to loft space. Radiator. Wood flooring. Door to Second Floor. Mezzanine with ample space to create a second-floor living space.

Bathroom 5m² Window to rear elevation. Bath with mixer tap/shower fitment. Fully tiled

walls and floor. Polished cement floor and bath surround. Extractor. Radiator.

Bedroom 1 18m² Window to front elevation. Wood flooring. Radiator. Built-in cupboard with shelving. Door to:

Dressing Room/Study 4m² Window to front elevation. Wood flooring. Radiator.

Bedroom 2 14m² Window to front elevation. Radiator. Wood flooring.

Bedroom 3 35m² Windows opening onto the mezzanine. Exposed stone walls. Electric radiator. Door to -

Games Room 63m² Window to front and 2 triangular windows to east, Velux window to rear elevation. Exposed stone walls. Stairs to garage.

On the Second Floor -

Bedroom 4 12.89 x 4.17m Originally intended to be divided into 2 bedrooms. Wood flooring. Sloping ceiling. 4 radiators. Door to:

En-Suite Shower Room - Shower cubicle, W.C., Vanity unit with mirror and light over. Radiator. Velux to the rear elevation. Sloping ceiling.

OUTSIDE :

The property is approached via a gravel drive, which leads to a parking and turning area and the **Double Garage** - 7.4 x 6.4m² with concrete floor. Sliding wood door to the front.

The garden is beautifully presented and extends to just over half an acre and is laid to lawn with mature trees, shrubs, hedges and flower borders. To the front of the property there is an

outside socket and light. There is an outside tap to the rear. Well (not in use). The rear garden has an attractive decking area and outside tap. Stone shed with access for cat, power and light.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Central heating and hot water provided by a heat source pump. Double glazed windows. Fibre optic internet connection. Drainage is to a 5,000l all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : 1,052€ per annum

Taxe d'habitation : € per annum

Asking price : 320,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fees - 22,600€

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 1 060€ and 1 470€ 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

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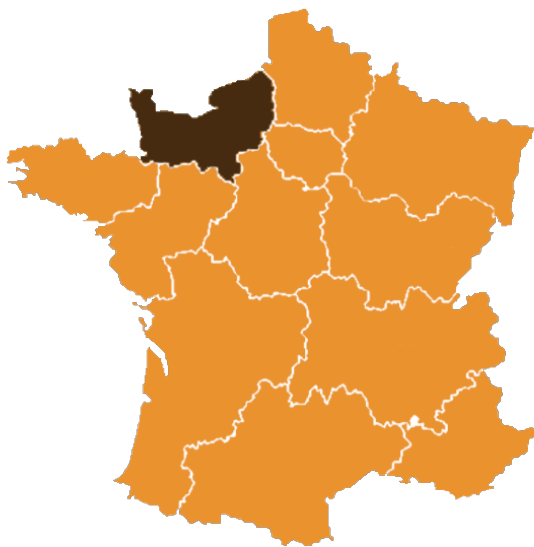
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€320,000

Key Information

Internal Area:	170.57 sqm
Land Area:	0.2 ha

Location: Normandy



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C. BAUER – Sunday Times

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S. and L. BROWN



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