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

Le Luot , Manche , Normandy



€256,500

inc. of agency fees

11 Beds 11 Baths 326 sqm 0.3 ha

Large 11 bedroom stone house
with 3/4 of an acre and an
above ground swimming pool
This property has been let as a
B&B with 4...

At a Glance

Reference MFH-NORF02027

Bed 11

Land 0.3 ha

Near to Le Luot

Bath 11

Pool No

Price €256,500

Hab.Space 326 sqm

Land Tax N/A

Property Description

Large 11 bedroom stone house with 3/4 of an acre and an above ground swimming pool

This property has been let as a B&B with 4 letting rooms including 2 family suites. There is one bedroom owners' accommodation on the ground floor. The property is in need of some TLC but offers a substantial sized property, suitable for multi-occupation. The land is level and well maintained and surrounds the property on all sides. Viewing is highly recommended to appreciate the potential of the property.

The house is near a small village and is conveniently situated, a 10 minute drive from the small city of Avranches with numerous amenities. It is 15 minutes from Villedieu les Poêles and 30 minutes from Granville. There are main train stations at Villedieu les Poêles and Granville. It is 10 minutes from the A84/N175 junction at Avranches, the main auto route towards Brittany and Le Mont Saint Michel. There are numerous attractions in close proximity from the UNESCO heritage site at Mont Saint Michel (30 minutes) to the D-Day landing beaches on the North coast (1 hour). Between these world famous sites, you could visit Bayeux (1 hour), Le Chateau of William the Conqueror at Caen (1 hour) or head down to Domfront (50 minutes), a picturesque Medieval citadel in the beautiful valley of the Sée. Locally, beautiful sandy beaches at Carolles and Julloville are 12 kms away, there is a great Zoo at Champrepeux some 10 kms from the property, plus the local port town of Granville, where you can catch a ferry to either the Isles of Chaussey or Jersey/Guernsey. It is 117 kms from the Ferry Port at Caen Ouistreham, 157 kms from Cherbourg, 70 kms from Saint-Malo and 442 kms from Calais.

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THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Lounge/Dining Room 8.87 x 7.38m 2 windows and partly glazed door and side panel to

front elevation. Stairs to first floor. Cupboard housing electrics. Wood flooring. Granite fireplace with woodburner. Exposed stone wall. 4 radiators

Cloakroom WC. Hand basin.

Kitchen 4.68 x 3.88m Partly glazed doors to east elevation and terrace, window to south. Laminate flooring. Range of matching base and wall units with worktops over. Space for range-style cooker with extractor over. Ceramic sinks with mixer tap. Space for upright fridge/freezer. Space and plumbing for dishwasher. Central island.

Utility Room 2.71 x 2.07m Space and plumbing for washing machine. Worktop. Wood flooring.

Games Room/Snug 7.47 x 4.67m Wood flooring. Partly glazed double doors to front elevation. Granite fireplace with woodburner. Exposed stone walls. 3 radiators.

Bedroom 1 6.43 x 2.33m (max) Window to south and west elevations. Wood flooring. Radiator. Telephone socket. Door to: "**Jack & Jill**" **Shower Room** 2.22 x 1.92m Wood flooring. WC. Pedestal basin. Shower. Window to west elevation.

On the First Floor -

Landing Exposed stone wall. Built-in cupboard. 3 radiators. Stairs to second floor.

Storage Cupboard 2.95 x 1.67m Wood flooring.

Family Room/Bedroom 2 4.73 x 4.13m Wood flooring. Window to south elevation. Partly glazed double doors to east elevation. Radiator. Door to: **En-Suite Shower Room** 2.31 x 2.28m Large shower. Vanity basin with mirror and light over. WC. Radiator. Window to south elevation. **Bedroom 3** 2.94 x 2.62m Door from bedroom 2 and landing. Window to

south elevation. Wood flooring.

Bedroom 4 6.11 x 2.78m Wood flooring. Radiator. Window to south elevation. Door to: **En-Suite Shower Room** 2.78 x 0.81m Wood flooring. Shower. Vanity basin. WC.

Bedroom 5 5.03 x 2.92m Window to south elevation. Radiator. Wood flooring. Door to: **En-Suite Shower Room** Wood flooring. Shower. Pedestal basin. WC.

Bathroom 2.46 x 1.29m Bath. Radiator.

Family Room/Bedroom 6 6.04 x 2.85m Wood flooring. Window to south elevation. Radiator. Door to: **En-Suite Shower Room** Pedestal basin. Shower. WC. **Bedroom 7** 3.88 x 3.47m Door from bedroom 5. Wood flooring. Window to south and west elevations. Radiator. Door to: **En-Suite Shower Room** Hand basin. Shower. WC.

Bedroom 8 2.91 x 3m Window to west elevation. Wood flooring. Radiator. Built-in wardrobe. Door to: **En-Suite Shower Room** Hand basin. Shower. WC.

On the Second Floor -

Landing Window to west elevation. Sloping ceiling.

Shower Room 1.96 x 1.67m (requires new WC) Shower. Hand basin. Heated towel rail.

Bedroom 9 6.81 x 3.12m Velux window to south elevation. Sloping ceiling. Convectector heater. Skylight. Door to: **En-Suite Shower Room** Pedestal basin. Shower. WC. Heated towel rail.

Bedroom 10 3.98 x 3.73m Velux window to front elevation. Sloping ceiling. Convectector heater. Door to: **En-Suite Shower Room** Pedestal basin. Shower. Pedestal basin.

From Bedroom 10 is a Study Area 3.83 x 1.43m Velux window to south elevation. Sloping ceiling. Door to: **Shower Room** Pedestal basin. Shower. WC.

Bedroom 11 4.13 x 3.66m Window to east and Velux window to south elevations. Sloping ceiling.

OUTSIDE :

A gravel drive leads to parking and turning space. The garden is laid to lawn with mature trees and shrubs. Boules court. Terrace with raised borders. Small Detached Stone Outbuilding. Boiler Room. Shed. **Above-ground swimming pool** with raised decking.

ADDITIONAL INFORMATION :

Mains water and electricity are connected along with telephone and broadband. Drainage is to an all water septic tank which was installed in around 2005. Oil fired central heating. Mainly double glazed windows wood framed windows.

FINANCIAL DETAILS :

Taxes Foncières : 1 734€ per annum

Taxe d'habitation : Means tested

Asking price : 256,500€ including Agency fees of 16,500. In addition the buyer will need to pay the Notaire's fee of 18,500€

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)

A full Energy Audit has been carried out at this property.

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): 30/01/2023)

SIF - 002027

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	11
Bathrooms	11
Price	€256,500

Key Information

Internal Area:	326 sqm
Land Area:	0.3 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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