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Countryside house for sale in Manche - VIRTUAL TOUR

Gavray-sur-Sienne , Manche , Normandy



€373,000

inc. of agency fees

10 Beds 3 Baths 345 sqm 5.39 ha

Detached house with 2 gîtes and annexe, outbuildings and over 5 hectares The property is believed to have been built in 1866. It...

At a Glance

Reference MFH-NORF02029

Bed 10

Land 5.39 ha

Near to Gavray-sur-Sienne

Bath 3

Pool No

Price €373,000

Hab.Space 345 sqm

Land Tax N/A

Property Description

Detached house with 2 gîtes and annexe, outbuildings and over 5 hectares

The property is believed to have been built in 1866. It offers versatile accommodation which can be used as a four bedroom family house with an attached one bedroom bungalow and attached 2 bedroom gîte - this accommodation is all intercommunicating. The Annexe has a separate entrance. It would lend itself to use by an extended family, or to those wishing to earn an income from letting. It benefits from double glazed windows, partial re-wiring and a new roof on the bungalow. **There is just under 13.5 acres of grazing land.** Viewing is recommended.

The property is situated between Gavray-sur-Sienne and Villedieu-Les-Poeles - they are both pleasant historic towns approx 10-15 minutes drive away. Granville, with its excellent beaches, sailing marina and fishing port is only a 30-minute drive to the west, with Mont St. Michel, Bayeux with its famous tapestry, Avranches, Coutances, St Lo and the D-Day landing sites in easy reach. The major city of Saint-Lô is 33km distant. The Channel Ports of Caen Ouistreham (1 hour) and both Le Havre and Cherbourg (90 minutes) are easily accessible and it will take 4 hours to drive to the Channel tunnel at Calais. There is a mainline train station at Villedieu-les-Poêles which is on the Paris/Granville line and connects with Paris in about 2 hours and 40 minutes.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES ;

On the ground floor -

Open Plan Kitchen/Dining Room 8.66 x 5.24m Glazed double doors and 2 windows to front and window to elevations. Tiled floor. 3 radiators. Wood burner. Exposed beam.

Kitchen Area Stainless steel sink with mixer tap. Space for range style cooker. Space for upright fridge/freezer. Quarry tiled floor. Partly tiled walls. Quarry tiled floor. Door to bungalow. Door to:

Boot Room 3.51 x .10m Quarry tiled floor. Fitted shelves. Door to:

Utility Room 3.27 x 2.99m Double stainless steel sink unit with mixer tap ands cupboard under. Worktop. Space and plumbing for washing machine. Partly tiled walls. Fitted shelves and cupboard.

Lounge 5.82 x 5.30m Large stone fireplace with wood burner. 2 radiators. Partly glazed door and 2 windows to south elevation. Quarry tiled floor. Exposed beams. Stairs to first floor. Cupboard housing boiler runoff large gas bottle). Door to attached gîte. Door to:

Lobby Quarry tiled floor.. Electrics. Door to:

Cloakroom Quarry tiled floor. WC. Pedestal basin. Fully tiled.

On the First Floor -

Landing Wood flooring. Exposed beams. Window to north elevation.

Bedroom 1 5.13 x 3.16m Exposed stone and beams. Radiator. Feature fireplace. Window to west elevation.

Bedroom 2 4.22 x 3.14m (overall measurement) Exposed beam. Window to east elevation. Radiator. **En-Suite:** Shower. Pedestal basin. WC. Extractor,

Bedroom 3 4.22 x 2.91m (overall measurement) Exposed beams. Window to east elevation. Radiator. **En-Suite:** Shower cubicle. Pedestal basin. Tiled floor. WC. Exposed beam.

Bedroom 4 5.46 x 2.62m (overall measurement) Window to east elevation. Exposed beam. Radiator. Laminated flooring. **En-Suite:** Shower cubicle. Pedestal basin. WC. Tiled floor.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the ground floor -

Kitchen/Dining Room 4.12 x 3.06m Window to south elevation. Radiator. Space for free standing fridge/freezer. Exposed beams. Base units. Space and plumbing for washing machine. Space for free standing cooker. Stainless steel sink with mixer tap. Laminate flooring.

Living Room 5.95 x 4.74m Glazed double doors to south and glazed door to north elevations. Wood burner on tiled hearth. Exposed beams and stone wall. Open tread staircase to first floor.

On the First Floor -

Landing Radiator. Window to north elevation. Door to inner landing. Wood flooring.

Bedroom 1 5.08 x 4.72m Exposed stone wall and feature fireplace. Window to south elevation. Radiator. Exposed beams.

Shower Room Fully tiled walls. Laminate flooring. Shower. Hand basin. WC. Exposed beam.

Bedroom 2 3.10 x 3.04m Window to east elevation. Radiator. Exposed beams. Telephone socket.

THE ACCOMMODATION IN THE ATTACHED ANNEXE COMPRISES :

On the ground floor -

Open Plan Living Room/Kitchen 6.77 x 3.63m Glazed double doors to north and window to south elevations. Stairs to first floor with cupboard under. Radiator. Stainless steel double sink with mixer tap and cupboard under. Worktop and tiled splashback. Space and plumbing for washing machine. Space for free standing cooker. Breakfast bar. Door to:

Shower Room Fully tiled shower. Partly tiled walls. Radiator. Ceramic basin with cupboard under. WC.

Bedroom 3.62 x 2.56m Window to front elevation. Radiator. Recess with hanging rail.

THE ACCOMMODATION IN THE ATTACHED BUNGALOW COMPRISES :

On the ground floor -

Lobby Radiator. Opening to living room. Door to:

Shower Room 2.39 x 1.97m Fully tiled shower cubicle. Pedestal basin. WC. Radiator.

Open plan Living Room/Dining Room/Kitchen:

Kitchen Area 5.04 x 4.24m Range of base units. Built-in Beko 4 ring gas hob. Space and plumbing for washing machine. Space for under counter fridge. Space for free standing fridge/freezer. Worktop. Stainless steel sink with mixer tap. Tiled splashback. Skylight. Radiator. Exposed beams.

Bedroom 3.67 x 2.68m Window to north elevation. Radiator. Exposed beams.

OUTSIDE :

As you approach the rear of the property there is a parking area for gîte and annexe guests with an individual seating area for each. There is an area of garden laid to lawn with some mature trees. There is also an old detached stone house in which some renovation works have been started. To the front of the property there is a stone barn used for storage on the right side and further parking on the left of the lane which leads to a neighbouring property. Gravel drive and seating area to the front of the property and a raised garden which is laid to lawn with mature trees. The gravel drive leads round to the wooden stable block and lean-to sheds which need renovation. The field is in one large parcel and could be used for grazing for horses.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone. Drainage is to a septic tank which will not conform to current regulations. Fibre optic internet connection. There is a Gas fired boiler which used to be run from small gas bottles and is no longer in use, and 3 woodburners.

FINANCIAL DETAILS :

Taxes Foncières – 516€ per annum

Taxe d'habitation –

Asking price – 373,000€ including Agency fees of 23,000€. In addition the purchaser will have to pay the Notaire's fee of 26,000€

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 9 550 € and 13 010 € 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): 30/01/2023)

SIF - 001516

Summary

Property type:	Countryside house
Bedrooms:	10
Bathrooms	3
Price	€373,000

Key Information

Internal Area:	345 sqm
Land Area:	5.39 ha

Location: Normandy

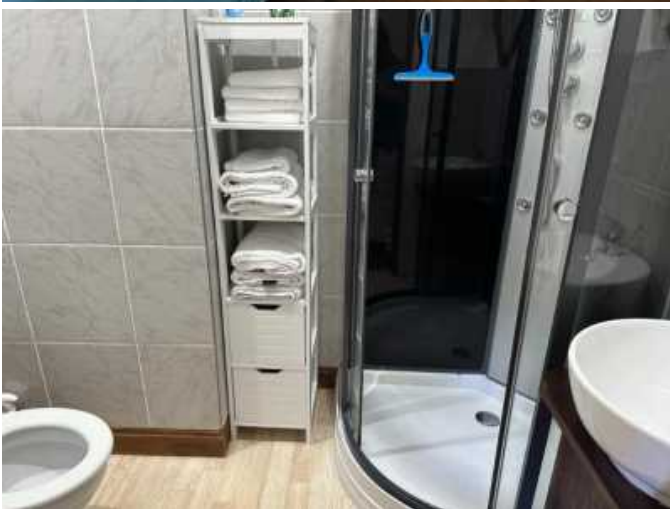


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C. BAUER – Sunday Times

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S. and L. BROWN



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