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Countryside house for sale in Manche - VIRTUAL TOUR

Brécey , Manche , Normandy



€475,000

inc. of agency fees

7 Beds 4 Baths 271 sqm 1.11 ha

Superb family home in Normandy with 2 gîtes and just under 3 acres This delightful Farmhouse is believed to date back to the 1700's. ...

At a Glance

Reference MFH-NORF02035

Bed 7

Land 1.11 ha

Near to Brécey

Bath 4

Pool No

Price €475,000

Hab.Space 271 sqm

Land Tax N/A

Property Description

Superb family home in Normandy with 2 gîtes and just under 3 acres

This delightful Farmhouse is believed to date back to the 1700's. It stands in a small rural hamlet in a private position. There is a large garden and separate seating areas for each of the gîtes and a charming summer house. A long gravel drive with a turning circle leads up to the property and parking area. Formerly there were 2 letting rooms in the main house - one of which is a family room. Gîte 1 has one main bedroom and a small children's room and Gîte 2 has one bedroom but can accommodate an additional person comfortably. **Peak season, when the owners are in residence, the B&B rooms rented out for 120€ and 70€ including breakfast, alternatively the main house can be rented out as a gîte for 175€ per night . Gîte 1 rents out for 135€ per night peak season and Gîte 2 is 95€ per night in peak season.** Ideal for those wishing to buy a home and income or a lifestyle choice - viewing is highly recommended.

The property is situated near a small French village with a local store, small restaurant and Patisserie. St Hilaire, Brecey and Mortain are all just 10-15 minutes drive away, and all have either indoor or open air swimming pools. A 20 minute drive will take you to the larger town of Avranches, and Le Mont St Michel and the beautiful beaches are just 35-45 minutes away. The nearest Port is at Saint Malo 66km or Caen Ouistreham - 121km.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Dining Room 5.80 x 4.68m Partly glazed door and window to front and window to rear elevations. Cupboard housing electrics. Stairs to first floor with cupboard under. Wood block flooring. 2 radiators. Exposed beams.

Lounge 5.80 x 5.27m Partly glazed door and side panel and window to front elevation. Villager wood-burner in granite fireplace. Radiator. Laminate flooring. Exposed beams.

Kitchen/Breakfast Room 5.39 x 3.79m Partly glazed door and side panel to front and window to east elevations. Tiled floor. Space for free standing fridge/freezer. Range of matching base and wall units. 4 ring hob (bottled gas) with extractor over. Stainless steel sinks with mixer tap. Space and plumbing for dishwasher. Exposed beams. Built-in electric double oven. Radiator. Inset spotlights. Worktops. Tiled splash-backs.

Boiler Room Tiled floor. Wall mounted boiler.

Rear Lobby Partly glazed door to rear elevation. Tiled floor. Radiator.

Cloakroom Tiled floor. Hand basin. WC. Obscure glazed window to rear elevation.

Utility Room Tiled floor. Stainless steel sink with mixer tap. Base units. Worktop and tiled splash-backs.

On the First Floor -

Landing Window to rear elevation. Radiator. Exposed beams. Large cupboard housing hot water cylinder.

Bedroom 1 5.22 x 3.82m Wood flooring. Ornamental granite fireplace. Window to front elevation. Radiator. Exposed beams.

Bedroom 2 3.46 x 1.98m Window to rear elevation. Wood flooring. Exposed beams.

Guest Room 1 4.15 (max) x 2.46m Built-in wardrobe. Window to front elevation. Exposed beams. Wood flooring.

Guest Room 2 5.48 x 4.06m (Family room) Window to south and east elevations. Exposed beams. Radiator. Door to:

En-Suite Bathroom 2.13 x 1.82m Obscure glazed window to rear elevation. Bath with tiled surround, mixer tap/shower fitment and screen. WC. Laminate flooring. Radiator. Vanity basin with mirror and light over.

Family Bathroom 3.22 x 1.92m (for guest room 1) 2 windows to rear elevation. Laminate flooring. Bath with tiled surround, mixer tap/shower fitment and screen. WC. Vanity basin with mirror and light over. Extractor fan.

On the Second Floor -

Landing Exposed beams. Access to loft space of similar size to Bedroom 5 (currently used for storage).

Bedroom 5/Hobby Room 5.37 x 4.20m Velux roof light and Velux window to front elevation. Sloping ceiling. Exposed "A" frame. Exposed stone chimney breast. Telephone socket.

THE ACCOMMODATION IN GÎTE 1 COMPRISES :

On the ground floor -

Kitchen/Dining room 4.43 x 2.69m Window west and north and partly glazed door to east elevations. Tiled floor. Exposed beams. Range of matching base and wall units. Stainless steel sink with mixer tap. Space for free standing cooker and under counter fridge. Space and plumbing for dishwasher. Worktops and tiled splash-backs.

Lounge 4.72 x 4.49m Granite fireplace. Exposed beams. Tiled floor. Convectector heater. Wood-burner. 2 windows and partly glazed door to front elevation. Stairs to first floor with

cupboard under. Electrics.

On the First Floor -

Bedroom 1 4.49 x 3.78m Wood flooring. 2 windows to south and window to east elevations. Cupboard housing hot water cylinder. Hanging space. Exposed "A" frame.

Bedroom 2 2.28 (max) x 1.37m Velux window to rear elevation. Convectector heater. Sloping ceiling.

Bathroom Velux window to front elevation. Vanity unit with mirror and light over. WC. Bath with tiled surround, mixer tap/shower fitment and screen.

OUTSIDE :

Outside light and patio.

THE ACCOMMODATION IN GÎTE 2 COMPRISES :

On the ground floor -

Living Room /Kitchen 5.92 x 3.91m Partly glazed door and window to front and window to east, door to rear elevations. Tiled floor. Stairs to first floor. **Kitchen Area** - Stainless steel sink with mixer tap. Worktops and tiled splash-backs. Space for free standing cooker and under counter fridge. Convectector heater.

On the First Floor -

Bedroom 1 5.92 x 3.91m Laminate flooring. Electric radiator. Window to front elevation. Exposed beams. Recess for wardrobe. Exposed beams.

En-Suite Shower Room Laminate flooring. Shower. WC. Heated electric towel rail. Vanity unit. Extractor fan.

OUTSIDE :

A private gravel drive leads to a turning circle and parking area. Attached to the main house is a **single garage** with double wooden doors to front elevation and electricity.

The garden is mainly laid to lawn with mature trees, shrubs and flower borders. Well. Vegetable garden with raised beds. **Timber potting shed** with glazed double doors to front elevation and corrugated iron roof.

Summer House 5.01 x 2.86m Constructed of timber under a tiled roof. Concrete floor. Electric connected.

Stone and timber barn with corrugated iron roof.

Attached to Gîte 2 is a **colombage Barn** 11.75 x 6.52m with high double wooden doors to front elevation. Power and light. Corrugated iron roof.

ADDITIONAL INFORMATION :

Mains electricity , water and telephone are connected - Gîte 1 has a separate electricity and water meter. Drainage is to an all water septic tank and Gîte 1 has its own separate all water septic tank. Broadband available. The main house benefits from mainly double glazed windows installed in 2018. The main house has gas fired central heating and a woodburner. The gîtes have electric heating and Gîte 1 also has a woodburner.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,000€ per annum

Taxe d'habitation : Means tested

Asking price : 475,000€ including Agency fees of 25,000€. In addition the buyer will pay the Notaire's fee of 35,200€

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.

Property Ref : SIF - 002035

Summary

Property type:	Farmhouse
Bedrooms:	7
Bathrooms	4
Price	€475,000

Key Information

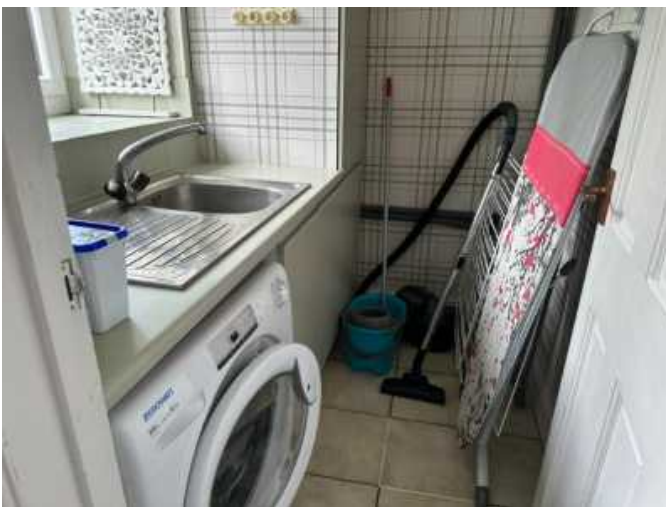
Internal Area:	271 sqm
Land Area:	1.11 ha

Location: Normandy



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S. and L. BROWN



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