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Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Pois , **Manche** , **Normandy**



€370,000

inc. of agency fees

5 Beds 3 Baths 185 sqm 3.4 ha

Equestrian property with beautiful detached house with numerous buildings and 8.5 acres The house has been completely renovated by...

At a Glance

Reference MFH-NORF01613

Near to Saint-Pois

Price €370,000

Bed 5

Bath 3

Hab.Space 185 sqm

Land 3.4 ha

Pool No

Land Tax N/A

Property Description

Equestrian property with beautiful detached house with numerous buildings and 8.5 acres

The house has been completely renovated by the present owners. The front roof has been re-slatted, a new 4,000l all water septic tank has been fitted (2017), a new kitchen, conservatory and new bathrooms have been fitted. The property has 5 bedrooms and is well insulated.

The property is in a quiet rural position with an enclosed, private garden. Every day facilities can be found at nearby Saint-Pois (4.7 km) or Juvigny-le-Têtre (7.3 km) with shops, schools, banks, etc. It is 14km from Mortain and 19km from the market town of Saint Hilaire du Harcouët. The property is situated in the north of France, 51 km from Saint-Lô, the department capital and 319km from Paris. It is within easy driving distance of the port at Saint Malo or Caen Ouistreham. The channel tunnel at Calais is 431 km. Direct trains to Paris can be located at Villedieu-les-Poêles 24km or Vire 23km. The UNESCO heritage site of the bay of Mont-Saint-Michel is about 51km. The coast at Granville is 49km distant.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Conservatory 6.23 x 2.97m Tiled floor. Glazed door to east elevation and windows all round. Insulated roof. Sliding door to:

Boot Room

Lounge 6.15 x 4.02m Wood flooring. Window to front elevation and glazed door from conservatory. Fireplace with wood-burner.

Entrance Hall Partly glazed double doors to front elevation. Wood flooring. Stairs to first floor. Door to stairs to basement.

Kitchen/Dining Room 6.11 x 3.97m Window to front elevation and glazed door to conservatory. Wood flooring. Range of matching base and wall units. Central island unit. Stainless steel sinks with mixer tap. Built-in dishwasher. Cupboard housing electrics. Space for American style fridge/freezer. Induction hob with extractor hood over. Built-in oven and microwave oven. Worktops with tiled splashbacks. Floor to ceiling larder cupboard.

Cloakroom Window to conservatory. Macerator WC.

On the First Floor -

Landing Stairs to second floor. Laminate flooring.

Master Bedroom 4.05 x 3.66m Laminate flooring. Window to rear elevation. Radiator. Sliding door to:

Dressing Room 2.50 x 1.94m Fitted shelves and hanging space. Radiator.

En-Suite Shower Room 2.50 x 1.72m Large shower. Window to rear elevation. Vanity unit. Heated electric towel rail. Suspended WC.

Store Room Window to south elevation.

Shower Room 1.85 x 1.67m Window to rear elevation. Heated electric towel rail. Suspended WC. Vanity unit. Corner shower. Ventilation.

Bedroom 2 4.02 x 2.72m Window to north elevation. Electric radiator. Laminate flooring.

Bedroom 3 3.97x 3.40m Window to south elevation. Laminate flooring. Radiator.

On the Second Floor -

Landing Velux window to south elevation. Laminate flooring. Hatch to loft.

Bedroom 4 4.20 x 3.65m Eaves storage space. Velux window to south elevation. Radiator.

Shower Room 2.11 x 1.39m Vanity unit. Window to north elevation. WC. Corner shower with jets.

Bedroom 5 4.20 x 3.71m Eaves storage cupboard. Radiator. Sloping ceiling. Velux window to south elevation.

In the Basement -

Partly glazed double doors to west elevation. Utility area with space and plumbing for washing machine. Geothermal boiler. Part concrete and part earth floor. Insulated and good head height.

OUTSIDE :

Electric gates lead to a gravel drive and two 5 bar wooden gates to enclosed dog proof yard with areas of lawn with mature shrubs and flower borders.

Vegetable garden with raised beds. Greenhouse. Metal tool shed. Variety of soft fruit bushes including black currants, raspberries, black berries, goose berries, strawberries. Horse radish. Herb gardens.

Covered seating area with decking.

Block and stone built **Bread Oven** with slate roof 4.26 x 3.64m Power and light (used as summer kitchen). Attached wood store. Mower Store. Potting shed with electric.

Car Port with access to rear courtyard.

Double Garage 7.00 x 5.81m With 2 electric up and over doors. Concrete floor. Power and light. Attached **Workshop** 6.18 x 5.62m Concrete floor. Window and door to rear elevation. Power and light.

Cider press room and attached chicken coop and run.

3 paddocks and hay field. Stream. Second covered seating area. Ornamental pond. Orchard with variety of fruit trees including Bramley and cox apple, Melrose, Walnut, Cherry, Plum, Quince, Nectarines and pears. Shed.

Rear yard - fully fenced with independent access if required.

2 Storey **Old Cottage** 5.22 x 4.63m Constructed of stone under steel sectional roof. Water, electricity and drainage connected. Window and door to front and window to rear elevations. Stairs to first floor. Old bread oven.

Attached 2 Storey Barn 5.00 x 4.17m Corrugated iron. Metal double doors to front elevation.

Wooden Chalet used as tack room. Open fronted **tractor shed**.

Wooden stable block with 2 stables each 2.81 x 2.72m. Lean-to shelter to side.

ADDITIONAL INFORMATION :

Mains telephone, water and electricity are connected. Drainage to an all water septic tank.

Central heating is provided by under floor heating and a reversible airsource exchange unit on the ground floor and groundsource heating to radiators on the first floor.

FINANCIAL DETAILS :

Taxes Foncières : 597€ per annum

Taxe d'habitation : € per annum

Asking price : 370,000€ including Agency fees of 20,000€. In addition the buyer will need to pay the Notaire's fees 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 1824 € and 2468 € 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)

Property Ref : SIF - 001613

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€370,000

Key Information

Internal Area:	185 sqm
Land Area:	3.4 ha

Location: Normandy



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C. BAUER – Sunday Times

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S. and L. BROWN



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