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

**Saint-Hilaire-du-Harcouët , Manche , Normandy**



# €134,000

inc. of agency fees

4 Beds      171 sqm      0.07 ha

Spacious detached house and gîte in a village The guest house has been completely renovated over the last 6 years by the present owner...

### At a Glance

<b>Reference</b>	MFH-NORF01731	<b>Near to</b>	Saint-Hilaire-du-Harcouët	<b>Price</b>	€134,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	171 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

Spacious detached house and gîte in a village

The guest house has been completely renovated over the last 6 years by the present owner and has previously been let for 90-100€ per night. The owner's accommodation is an attached 2 bedroom house. The property

has had a second block skin constructed and the outside has been rendered, a new drainage Microstation was fitted in 2018, the property has been re-wired and LED lights have been fitted with sensor lights in the hallways and remote control lights in the bedrooms, and pvc double glazed windows with roller shutters have been installed. The property has recently had a new heat exchange pump central heating system fitted with a new hot water cylinder. It has a connecting door on the ground floor to the attached Guest House . At the other end of the Guest house are another 2 rooms which could be used to create another gîte or granny annexe, office space for someone working from home or to extend the accommodation.

The property is situated in the Manche (Normandy region) in the north of France, 60 km from Saint-Lô, the department capital. The medieval town of Domfront is 25 km and Fougères 30 km with its forest, lake and manmade beach. It is about 31km from the beach and UNESCO heritage site of Mont Saint Michel. The attractive market town of Saint Hilaire du Harcouët with its weekly market is about 5 km from the property and Mortain is about 10 km. It is 333 km from the Channel Tunnel at Calais but closer ferry links are available via Caen Ouistreham (95 km) or Saint-Malo (69 km).

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## **THE ACCOMMODATION IN THE OWNER'S ACCOMMODATION COMPRISES :**

### **On the ground floor -**

**Living Room/Dining Room/Kitchen** 5.90 x 5.85m Partly glazed door and window to front and partly glazed door to rear elevations. Stairs to first floor with cupboard under housing hot water cylinder. Brick fireplace with wood-burner. Plumbing and electrics in place to create kitchen on rear wall in "L" shape. Electrics. Door to Guest House.

### **On the First Floor -**

**Landing** Wood flooring. Stairs to second floor loft space.

**Bedroom 1** 5.70 x 3.58m (max) Window to front elevation. Wood flooring. Radiator. Exposed beam. Walk-in storage room/wardrobe.

**Bathroom** 2.89 x 2.25m Window to rear elevation. Bath with tiled surround and mixer tap/shower fitment. WC. Vanity unit. storage recess. Radiator.

### **On the Second Floor -**

**Bedroom 2** 5.9 x 3m Velux window to front and rear and window to front elevations. Wood flooring. Exposed beams. Sloping ceiling. Access to loft storage space.

## **THE ACCOMMODATION IN THE GUEST HOUSE COMPRISES :**

## **On the Ground Floor -**

**Entrance Hall** 2.79 x 2,62m Partly glazed door and side panel to front elevation. Radiator. Stairs to first floor.

**Shower Room** Corner shower with jets. Hand basin. WC. Extractor. Space and plumbing for washing machine.

**Lounge/Dining Room/Kitchen** 5.97 x 5.96m Wood flooring. windows to front elevation. Pellet-burner. Kitchen area fitted with range of matching base and wall units. Worktops and tiled splash-backs. Stainless steel sink with mixer tap. Space and plumbing for dishwasher. Under counter fridge and freezer. Built-in oven and 4 ring electric hob with extractor over. Door to Owner's accommodation.

## **On the First Floor -**

**Landing** Wood flooring. Radiator. Window to east elevation.

**Master Bedroom** 4.99 x 4.61m (max) 2 windows to front elevation. Wood flooring. Inset spotlights.

**Bedroom 2** 4.96 x 4.32m Window to front elevation. Wood flooring. Inset spotlights.

**Shower Room** 2.06 x 1.94m Extractor fan. WC. Corner shower. Pedestal basin. Heated electric towel rail. Tiled walls. Shaver socket.

## **OUTSIDE :**

Gravel drive to the side of the property to parking area. Block built wood shed. Area of garden laid to lawn with shrub/flower border and patio. Separate detached outbuilding.

**Attached Workshop/Extra Gite** if required:

**Room 1** 5.48 x 4.16m Partly glazed door and window to front elevation. First floor over.

**Room 2** 4.16 x 2.78m Glazed door and side panel to front elevation.

Separate area of lawn with seating area.

Boiler room.

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 430€ per annum

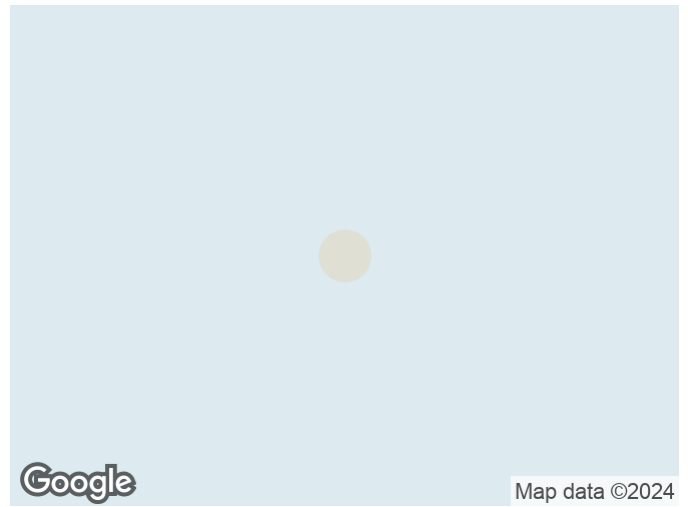
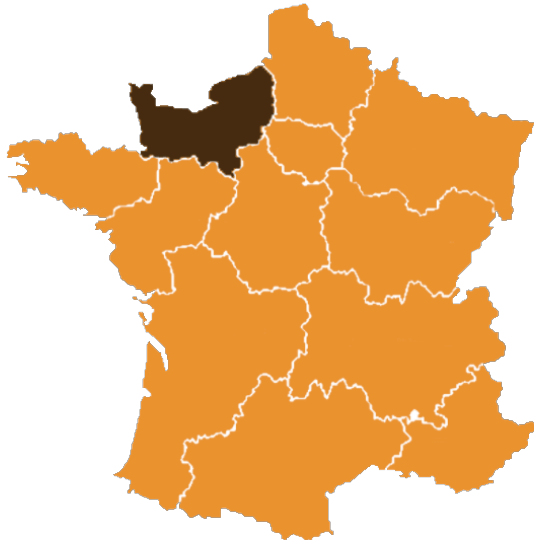
## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Price	€134,000

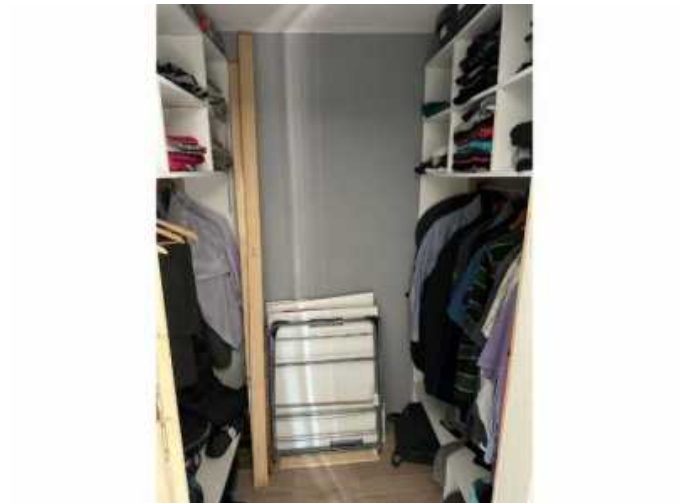
## Key Information

Internal Area:	171 sqm
Land Area:	0.07 ha

## Location: Normandy



## Gallery













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