

[Click to view MFH-NORF01740](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



€348,500

inc. of agency fees

4 Beds 178 sqm 0.36 ha

Well appointed detached house with 3/4 acre garden and double garage The property has been completely modernised and improved over...

At a Glance

Reference MFH-NORF01740

Near to Ger

Price €348,500

Bed 4

Pool No

Hab.Space 178 sqm

Land 0.36 ha

Land Tax N/A

Property Description

Well appointed detached house with 3/4 acre garden and double garage

The property has been completely modernised and improved over the last few years. The house was re-wired in March 2020 (except the kitchen), a new hot water cylinder was fitted in September 2020, a new woodburner was fitted in the Lounge in September 2020, the bathrooms have been modernised and new carpets were fitted in all of the bedrooms. The kitchen electrics were renewed in November 2021 and a new kitchen was fitted in December 2021. The entrance hall has a spectacular galleried landing and the house provides spacious family accommodation.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 5 1/2 km from Sourdeval, the nearest town. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The property is within a 15 minute drive of a well known local restaurant. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 4.59 x 3.78m Partly glazed door and side panel and 2 windows to front elevation. Stairs to galleried landing. Radiator. Tiled floor. Exposed brickwork and beams. Storage cupboard with wall mounted De Dietrich boiler and electrics.

Cloakroom Vanity unit. WC. Heated towel rail. Exposed beams.

Lounge 5.79 x 5.29m Partly glazed double doors and window to front elevation. Tiled floor. Radiator. Granite fireplace with wood-burner. Exposed beams.

Open Plan Kitchen/Dining Room/Sitting Room :

Kitchen Area 5.00 x 4.98m Partly glazed double doors and window to front elevation. Tiled floor. Exposed beams. Range of matching base and display wall units. Central island breakfast bar with cupboards on both sides. Radiator. Inset sink with mixer tap. Worktops and matching splash-backs. Space for range style cooker with extractor hood over. Built-in Electrolux dishwasher and built-in Electrolux washing machine. Space for free standing fridge/freezer. Walk-in pantry.

Dining/Sitting Area 5.62 x 4.99m Partly glazed double doors and window to front and window to rear elevations. Tiled floor. Exposed beams. Granite fireplace with wood-burner. Electric radiator.

On the First Floor -

Split Level Galleried Landing Velux window to rear and window to front elevations. Exposed brick and stone wall. Exposed "A" frame. Laminate flooring. 2 radiators. Cupboard housing hot water cylinder.

Master Bedroom 5.62 x 4.99m Window to front and Velux window to rear elevations. Exposed "A" frame. Upright electric radiator. 2 built-in wardrobes with storage over and access to loft space with power and light. Door to:

En-Suite Shower Room 2.57 x 2.01m Velux window to front elevation. Extractor. Shower. Vanity unit. Exposed beams. Heated electric towel rail. WC. Mirror with demister and blue-

tooth.

Shower Room 2.43 x 1.62m Vanity unit with mirror and integrated light over. WC. Shower. Extractor fan. Shaver socket. Wall mounted electric heater.

Bedroom 2 3.74 x 3.05m Window and Velux window to front elevation. Radiator. Exposed beams.

Bedroom 3 3.71 x 3.45m Window and Velux window to front elevation. Exposed beams. Radiator.

Bedroom 4 5.47 x 3.63m Window to front and Velux window to rear elevations. Exposed beams. Radiator. Clothes hanging rail.

OUTSIDE :

The gravel drive leads to:

Attached Double Garage 6.59 x 6.55m Concrete floor. 2 pairs of double wooden doors to front elevation. Sink with mixer tap. Stairs to first floor mezzanine storage area. Power and light.

A metal gate leads to fully enclosed dog safe garden mainly laid to lawn. 3 terraced areas - one with a Pergola. Well. Mature hedges and shrubs.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Fibre optic internet connection. Double glazed pvc wood-effect tilt and turn windows - fitted in 2020 on the ground floor and 2021 for the first floor. Drainage is to an all water septic tank installed in 2017. Gas fired central heating installed in April 2016 with a new DeDietrich Vivadens Boiler installed in May

2019 (with a buried Butane Gas tank) and 2 woodburners.

FINANCIAL DETAILS :

Taxes Foncières : 580€ per annum

Taxe d'habitation : Means tested

Asking price : 348,500€ including Agency fees of 21,500€. In addition the buyer will pay the Notaire's fee of 24,500€

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 2473 € and 3345 € 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 - 001740

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€348,500

Key Information

Internal Area:	178 sqm
Land Area:	0.36 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved