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Countryside house for sale in Manche - VIRTUAL TOUR

Hambye , Manche , Normandy



€129,000

inc. of agency fees

7 Beds 182 sqm 0.34 ha

7 bedroom farmhouse with room to extend and no close neighbours.
Great value for money and ideal for B&B. The house benefits...

At a Glance

Reference MFH-NORF01787
Bed 7
Land 0.34 ha

Near to Hambye
Pool No

Price €129,000
Hab.Space 182 sqm
Land Tax N/A

Property Description

7 bedroom farmhouse with room to extend and no close neighbours. Great value for money and ideal for B&B.

The house benefits from double glazed windows (except 2), oil fired central heating and an attractive, level

garden. It is south facing and in a very private position.

The property is located in Manche in the Normandy region of France. The closest airport is Dinard Airport (76 km) also within reach are Rennes Airport (105 km), Deauville Airport (108 km), or St. Brieuc Airport (129 km). There are tourism destinations such as Coutances Cathedral (20 km), the UNESCO heritage site of Mont St Michel (41 km), Bayeux Tapestry (Musée de la Tapisserie de Bayeux) (51 km), or D-Day Landing Beaches (52 km) within easy reach of the property offering an ideal base for a holiday home or B&B to rent out.

There are miles of beautiful, uncrowded sandy beaches within half an hour's drive, along with Villedieu-les-Poêles with its copper industry, bell foundry and museums, Granville's working fishing port, and the magnificent cathedral at Coutances. 2km east of Hambye (with shops, school, doctor's surgery, etc.) on the D13 & 2km West of Villebaudon (bars and restaurant). 12km North of Villedieu (all ADDITIONAL INFORMATION and A84). 30km east of Granville (all facilities, coast and ferries to Jersey).

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/dining room : 5.93m x 5.44m - Glazed double French doors to the Conservatory and window to the front elevation. Window to the rear elevation. Radiator and large upright radiator. Tiled floor. Fireplace with woodburner. Exposed beams. Inset spotlights. Space and plumbing for washing machine and dishwasher. Space for freestanding cooker and fridge/freezer. Tiled worktops and splashbacks. Inset 1 1/2 bowl ceramic sink with mixer tap. Range of matching base and wall units including display cabinets. Telephone socket.

Bedroom 1 : 5.44m x 3.57m - Window to the front elevation. Radiator. Walk-in wardrobe. Door to -

En-suite shower room - Corner shower with jets. Pedestal hand basin. Macerating toilet.

Living room : 5.93m x 5.52m - Double aspect with windows to the front and rear elevations. Glazed double doors leading in to the conservatory. Granite fireplace with woodburner and raised hearth. Tiled floor. Stairs to first floor. Exposed beams.

Conservatory : 5.78m x 3.10m - Built on a stone base with windows all round and glazed double to the front elevation leading to the patio and garden. Convector heater. Exposed stone. Tiled floor. Glazed double doors to kitchen/dining room and living room.

On the first floor -

Landing : Window to the rear elevation. 2 radiators. Stairs to second floor.

Bathroom : 2.12m x 1.98m - Window to the front elevation. Bath with mixer/shower tap adjustment. 1/2 tiled walls. Toilet. Pedestal hand basin. Heated towel rail. Exposed stone walls and beams.

Bedroom 2 : 3.32m x 3.27m - Window to the front elevation. Radiator. Exposed stone wall and beams.

Bedroom 3 : 3.36m x 2.58m - Window to the rear elevation. Radiator. Exposed beams.

Bedroom 4 : 4.03m x 2.25m - Window to the rear elevation. Radiator.

Bedroom 5 : 3.45m x 3.37m - Window to the front elevation. Radiator.

Shower room : 2.35m x 2.01m - Window to the front elevation. Toilet. Pedestal hand basin. Tiled floor and 1/2 tiled walls. Heated towel rail. Shower.

On the second floor -

Landing : Window to the front elevation.

Bedroom 6 : 4.91m x 4.24m - Velux window to the rear elevation. 2 built in wardrobes. Exposed beams. Sloping ceiling.

Bedroom 7 : 4.86m x 4.37m - Velux window to the front elevation. Built in shelving and cupboard. Exposed beams. Sloping ceiling.

OUTSIDE :

The property is approached by a lane which leads only to the one house and fields. To the rear of the property double wooden gates lead to a gravel parking and turning area. The garden is mainly laid to lawn with a patio area in front of the house. Mature hedges. Attached to the house is a large barn (approx. 12m x 6.25m) with glazed double French doors and 2 other pedestrian doors to the front elevation and 2 windows at first floor height. This would make an ideal conversion into additional living space or a separate dwelling, subject to planning.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone. Drainage to an all water septic tank installed in 2015. Oil fired central heating. Broadband internet connection.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 800€ per annum

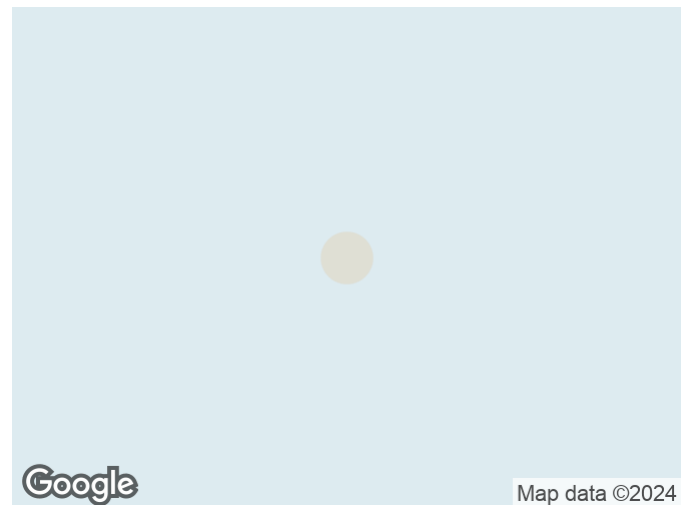
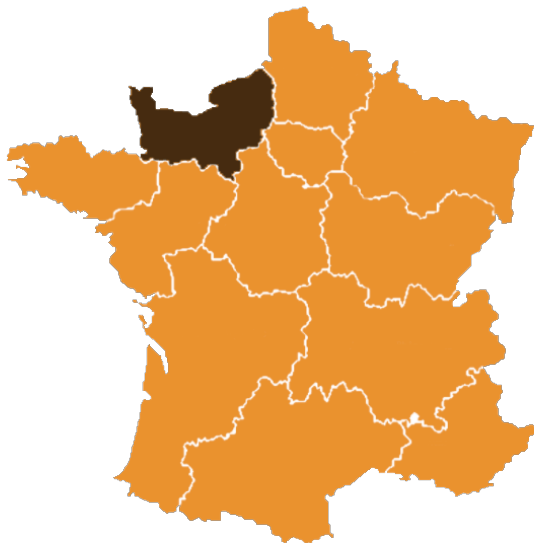
Summary

Property type:	Countryside house
Bedrooms:	7
Price	€129,000

Key Information

Internal Area:	182 sqm
Land Area:	0.34 ha

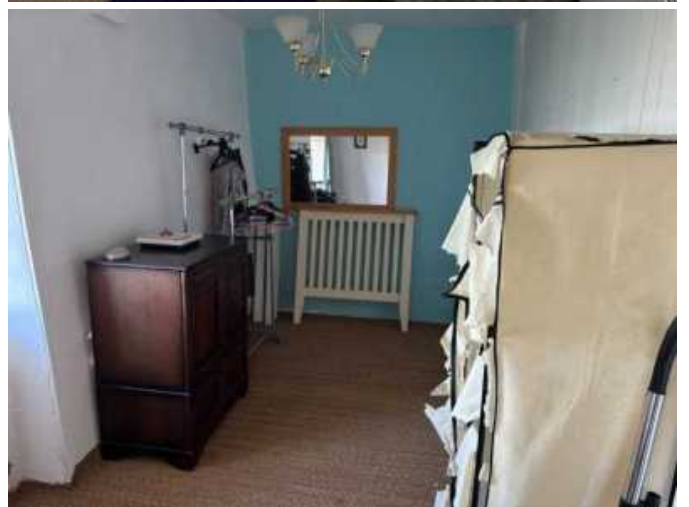
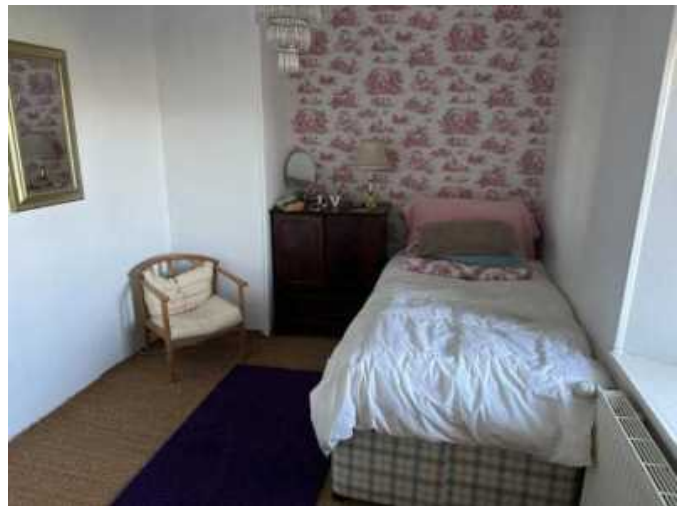
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