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Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



€108,000

inc. of agency fees

1 Beds 120 sqm 1.05 ha

Detached stone house in a hamlet with 1 hectare and several outbuildings The house has had some renovation works started and has had...

At a Glance

Reference MFH-NORF01794
Bed 1
Land 1.05 ha

Near to Ger
Pool No

Price €108,000
Hab.Space 120 sqm
Land Tax N/A

Property Description

Detached stone house in a hamlet with 1 hectare and several outbuildings

The house has had some renovation works started and has had the end gable wall re-pointed, the site cleared, and the second floor room has been plasterboarded and insulated. It has been partially re-wired. Once

finished it should be possible to have a 3 bedroom detached house. There are numerous outbuildings and old houses that are being sold with the property and offer potential for further development, subject to planning. Viewing is highly recommended.

The house is small hamlet in a pretty location near the National Park. There is a village shop within a couple of miles and larger supermarkets, banks, etc. within a short drive at Sourdeval, Ger and Mortain. The property is situated in Manche in the Normandy region of France. The UNESCO listed Mont St Michel is about 50 kms away, Coutances Cathedral (59 km), Bayeux Tapestry (Musée de la Tapisserie de Bayeux) (64 km), or Memorial de Caen (67 km). It is about one and a half hour's drive from the Ferry Port at Caen Ouistreham.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lobby Glazed double doors to front elevation and glazed door to:

"L" shaped Kitchen/Breakfast Room 5.43 x 3.66m Brick pavior floor. Window to front and glazed door to rear elevations. Exposed stone walls and beams. Granite fireplace.

Inner Hall Window to the front elevation. Tiled floor.

Washroom Hand basin. Tiled floor. Hot water cylinder.

Cloakroom Tiled floor. WC.

Lounge 5.54 x 4.29m Partly glazed door to front elevation. Window to front and partly glazed door to rear elevations. Electric meter. Partly glazed door to rear elevation. Fireplace. Exposed beams. Telephone socket. Stairs to first floor.

Store Room Window to rear elevation.

On the First Floor -

Landing Wood flooring. Door to stairs to second floor. Window to rear elevation.

Bedroom 1 5.64 x 4.09m (above lounge) Window to front and rear elevations. Marble fireplace. Wood flooring. Telephone socket. Door to:

Room 2.58 x 2.07m (ideal as dressing room or en-suite) Wood flooring. Window to front elevation.

On the Second Floor -

Recently boarded and insulated room with exposed A frame.

On the First Floor (via external staircase) -

Room 1 5.95 x 5.54m Wood flooring. Door to stairs to loft Partly glazed door to rear, window to front and door to south elevations. Fireplace. Door to:

Room 2 4.15 x 3.03m Windows all round. Wood flooring (to replace)

OUTSIDE :

Opposite the property on the other side of the road:

Detached Stone Barn (old house) with corrugated iron roof on two floors. 6.15 x 5.78m Fireplace. Door to front and rear elevations.

Detached Stone Barn (old stable) 7.10 x 4.68m Loft over. Door to front and rear elevations. Slate roof.

Paddock with pond.

Next to the main house is a **Detached Stone House** with corrugated iron roof (used as garage) 6.15 x 5.78m Loft over. Attached to rear of house: **Room** 4.15 x 3.03m Ideal to install a staircase to the room over to join it up with the house.

Paddock to the rear of the property with well.

Detached 2 storey stone building 4.93 x 4.00m Fibro cement roof. Attached 2 storey **lean-to** 4.95 x 3.12m

Old **Detached House** constructed of stone under corrugated iron roof: **Room** 6.02 x 4.68m Window and door to front elevation. Granite fireplace. Attached **Stable** 5.97 x 3.10m Door to front elevation Attached **lean-to**.

ADDITIONAL INFORMATION :

Mains water and electricity. There is a telephone line coming into the house but it is not currently in use. Drainage is to a septic tank.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

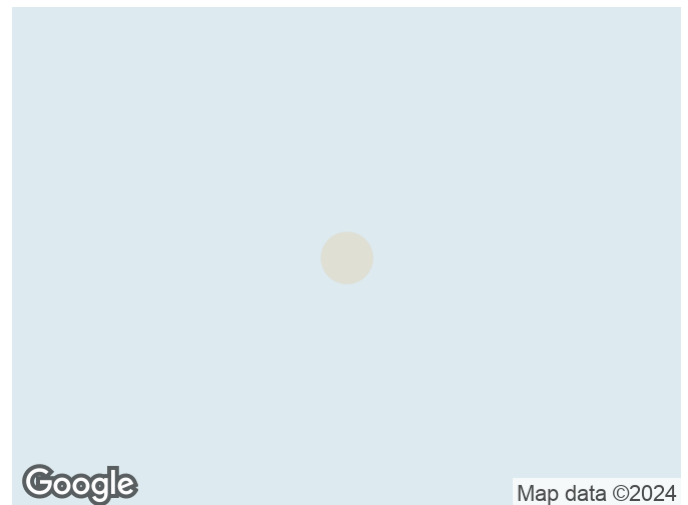
Summary

Property type:	Countryside house
Bedrooms:	1
Price	€108,000

Key Information

Internal Area:	120 sqm
Land Area:	1.05 ha

Location: Normandy



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