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## House for sale in Manche - VIRTUAL TOUR

Saint-James , Manche , Normandy



**€530,000**

inc. of agency fees

2 Beds      70 sqm      1.95 ha

Lucrative Carp fishing business with chalet This Fishery has been completely renovated within the last 5 years. It now offers a luxury...

### At a Glance

<b>Reference</b>	MFH-NORF01817	<b>Near to</b>	Saint-James	<b>Price</b>	€530,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	70 sqm
<b>Land</b>	1.95 ha			<b>Land Tax</b>	N/A

### Property Description

Lucrative Carp fishing business with chalet

This Fishery has been completely renovated within the last 5 years. It now offers a luxury Chalet which is constructed of wood with a sectional steel roof on a plot of just under 5 acres. It is a haven of peace and wildlife. There are two small, beautiful lakes. The lakes are currently rented out to anglers on an exclusive basis for £1,500 per week. Additional income could be generated with bait, boat hire, a food package, etc.

There is a useful detached shower block. Every comfort has been catered for the anglers and their family.

The property is situated in a rural hamlet in the Manche area of the Normandy region of France. Within easy reach is the Normandy town of St James (about 4 minutes drive) with its supermarket and out of town hypermarket with petrol station, street market (Mondays), post office, banks, bakers/patisseries, bistro, bars and restaurants. There is a trout fishing lake a short distance away on the road to St. James which children love, or more serious fishing in the valley of the Selune and Beuvron rivers. Although situated in Brittany, the property is just over the border from Normandy, and views of Mont St. Michel are nearby. The nearest beach is at Genêts which is a 20 minute drive. The bay of Mont St. Michel is about 30 minutes drive and has many many attractions, as well as being an excellent base for history and culture. The Parliament of Brittany (Parlement de Bretagne) is approximately 51 km away. The ferry port at Caen Ouistreham is about 150 km, Le Havre and Dieppe are about a 3 hour drive and the Eurotunnel at Calais is about a 4 1/2 hour drive.

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## **THE ACCOMMODATION COMPRISES :**

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

**Open Plan Lounge/Dining Room/Kitchen** 9.29 x 4.00m 2 partly glazed double doors to front elevation overlooking the lake. Window to south elevation. 2 radiators. Wood panelled walls. Linoleum floor with Lifetime guarantee. Fireplace with open hearth. Cupboard housing washing machine. **Kitchen Area** Window to west and window to north elevations. Range of matching base units. Worktops and tiled splashback. Space for upright fridge/freezer. Space and plumbing for slimline dishwasher. Stainless steel sink with mixer tap. Space for free-standing cooker.

**Inner Hall** Radiator.

**Bedroom 1** 3.96 x 2.87m Window to north elevation. Radiator.

**Shower Room** 3.00 x 1.95m Window to north elevation. Vanity unit. WC. Heated towel rail. Partly tiled walls and tiled floor. Sensor extractor fan. Large shower. Inset spotlights.

**Bedroom 2** 4.03 x 3.82m Window to south elevation. Radiator.

## **OUTSIDE :**

Storage room with hot water cylinder.

Gravel parking area with outside lighting. Double level terrace. BBQ area. Outside lighting.

Detached **Shower block** with shower, hand basin and WC.

The largest of the lakes is about 1 acre and about 1 - 3m deep. It is stocked with over 100 carp from 10lb to 55lb. The smaller one is about 1/3 of acre and approximately 1-5m deep. It is stocked with 4 catfish from 20lb - 70lb. Both are Spring Fed.

### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Drainage is to a Microstation installed in 2023. Open fire and electric heating with remote controls. Fibre optic internet. Double glazed tilt and turn windows, and doors. Security alarm system.

### **FINANCIAL DETAILS :**

Taxes Foncières : 196€ per annum

Taxe d'habitation : Means tested

Asking price : 530,000€ including Agency fees of 30,000€. In addition the buyer will need to pay the Notaire's fee of 36,400€

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 per year are between 1 042€ and 1 410€**

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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

Ref : SIF - 001817

## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€530,000

## Key Information

Internal Area:	70 sqm
Land Area:	1.95 ha

## Location: Normandy



## Gallery













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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 calling off period has expired. It takes an average of three months to buy a property in France.

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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.

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