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## Farmhouse for sale in Manche - VIRTUAL TOUR

**Mortain , Manche , Normandy**



**€203,500**

inc. of agency fees

**4 Beds   5 Baths   165 sqm   0.58 ha**

Farmhouse with attached barn and garden of nearly 1.5 acres with far reaching views This house is a family house with light rooms...

### At a Glance

<b>Reference</b>	MFH-NORF01828	<b>Near to</b>	Mortain	<b>Price</b>	€203,500
<b>Bed</b>	4	<b>Bath</b>	5	<b>Hab.Space</b>	165 sqm
<b>Land</b>	0.58 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Farmhouse with attached barn and garden of nearly 1.5 acres with far reaching views

This house is a family house with light rooms and views over the valley. It is in rural hamlet, near a farm. There is a downstairs bedroom and shower room and two of the bedrooms on the first floor have en-suite

bathrooms. There is potential to extend the accommodation into the attached barns, subject to planning. The land is maintained by resident sheep and it is set up for a geese enclosure and a chicken coop and run.

The property is situated near the town of Mortain where you will find shops, schools, doctors' surgeries, supermarkets, etc. and local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker , entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 20 mins to Bowling, sports centers and the 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 45 minutes. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (15 miles) from where you can take a fast train to Paris.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the Ground Floor -**

**Entrance Hall** 5.40 x 2.12m Prtly glazed door to front elevation. Small pane glazed double doors to lounge. Exposed beams. Fuse board. Electric radiator. Quarry tiled floor. Built-in cupboard. Wood panelled walls.

**Lounge** 6.37 x 3.92m Tiled floor. Granite fireplace with woodburner. Part wood panelled walls. Exposed beams. Window to front elevation.

**Utility Room** 3.90 x 2.00m Shelving. Electric radiator. Ceramic sink with mixer tap. Space and plumbing for washing machine and dishwasher. 2 windows. Space for free standing fridge/freezer and tumble dryer. Wood flooring. Exposed stone wall.

**Shower Room** 2.00 x 1.88m Wood flooring. Electric radiator/towel rail. Shower with jets. Vanity unit with mixer tap. WC.

**Bedroom 1** 3.56 x 3.18m Window to front elevation. Tiled floor. Part wood panelled walls. Convactor heater.

**Kitchen/Dining Room** 6.85 x 3.58m Quarry tiled floor. Stairs to first floor with shelf under and storage space. 2 windows and door. Exposed stone. Ceramic sink with mixer tap. Solid wood worktops. Fitted base units. Central island with drawers and shelves under. Electric radiator. Exposed beams. Part open

screen to office.

**Office** 3.36 x 3.25m Partly glazed door and window. Exposed beams. Quarry tiled floor. Part stone and part wood panelled walls.

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

**Landing** Wood flooring Exposed beams.

**Bathroom** 3.48 x 1.95m Wood flooring. Corner bath with mixer tap/shower fitment. Ceramic basin with mixer tap, drawers and cupboards under. WC. Velux window. Electric radiator/towel rail.

**Master Bedroom** 6.28 x 5.77m Wood flooring. Exposed "A" frame and beams. Velux window and window. 2 electric radiators. Opening to:

**En-Suite Shower Room** Corner shower with jets. WC. Vanity unit. Velux window. Exposed beams.

**Bedroom 3** 3.50 x 2.28m Wood flooring. Velux window and small skylight. Exposed beams. Stairs to:

**Sleeping Platform** 3.80 x 3.50m.

**Bedroom 4** 5.90 x 3.33m Wood flooring. 2 Vellux windows. Exposed beams. Electric radiator. Step up to:

**En-Suite Area** Vanity basin with mixer tap. Roll top bath with mixer tap/shower fitment. WC. Exposed beams and stone wall.

### **OUTSIDE :**

**Attached Barn** 8.29 x 6.75m Sliding door to front and double wooden doors to rear elevation. Mezzanine storage area. Power and light. Earth floor.

**Second Barn** 6.75 x 5.49m (Lower level) Sliding door to front and door and window to rear elevations. Concrete floor. Mezzanine storage area.

**Attached Garage** 7.04 x 4.29m Constructed of stone and cob. Double wooden doors to front elevation. Earth floor.

**Detached Open Fronted Wood Shed** 4.23 x 4.16m

**Open Fronted Barn** 8.28 x 7.00m Used for storage and 2-car car port. Timber and corrugated iron. Gravel and earth floor.

**Attached corrugated iron shed.**

**Small enclosed paddock** with geese house.

**Double wooden gates** lead to gravel **drive with parking** and turning area.

The **garden** is laid to lawn with mature trees and is **fully fenced** for dogs. Well and **patio** with pergola to the front of the house. **Raised vegetable beds.**

**Small Detached Barn** divided into **chicken coop** and run and **sheep shelter.**

**Enclosed paddock. Well** (not in use). **Orchard.**

#### **ADDITIONAL INFORMATION :**

Mains water and electricity connected. Telephone connected and Fibre optic broadband available. Heating is provided by a woodburner and individual electric radiators. An electric cylinder provides hot water. Drainage is to an all water septic tank. Single and double glazed windows.

#### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 1,294€ per annum

Taxe d'habitation : € per annum

**Asking price : 203,500€ including Agency fees of 13,500€. In addition the buyer will pay the Notaire's fee of 15,000€**

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 2 685€ and 3 633€ 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )



## Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	5
Price	€203,500

## Key Information

Internal Area:	165 sqm
Land Area:	0.58 ha

## Location: Normandy



## Gallery











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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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**C. BAUER – Sunday Times**

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