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## Countryside house for sale in Manche - VIRTUAL TOUR

Gavray-sur-Sienne , Manche , Normandy



# €161,000

inc. of agency fees

4 Beds   3 Baths   156 sqm   0.27 ha

Detached country house with potential B&B or Gîte and nearly 3/4 acre, 15 minutes from the Coast This house has been modernised...

### At a Glance

<b>Reference</b>	MFH-NORF01842	<b>Near to</b>	Gavray-sur-Sienne	<b>Price</b>	€161,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	156 sqm
<b>Land</b>	0.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Detached country house with potential B&B or Gîte and nearly 3/4 acre, 15 minutes from the Coast

This house has been modernised by the current owners to offer bright and spacious accommodation. There is the option of using one or both of the downstairs bedrooms as B&B rooms or an annexe if required. It would

also be suitable for those wishing to live entirely on the ground floor. A particular feature of the property is the lounge with its exposed beams. Water and waste pipes are in place in case a new buyer wishes to make this room into a kitchen. There is an old stone bakery which could also be renovated into a gîte, subject to planning. It is situated in a pleasant rural hamlet with a large garden. It has had some new flooring, drylining and insulation, plumbing, bathrooms and electricity.

The property is conveniently placed within minutes of shops and amenities. The pretty market and tourist town of Villedieu-les-Poêles is 10 minutes away with mainline trains to Paris (approx. 2 hours 50 mins) and motorway access to the A84. Gavray-sur-Sienne is 8.4km away. It is 1 hour 10 minutes away from Caen Ouistreham Ferry port and 1 hour 20 minutes from Cherbourg. The UNESCO heritage site of Mont Saint Michel is 40 minutes drive. It is 15 minutes away from the coast at Granville.

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## **THE ACCOMMODATION COMPRISES :**

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

**Dining Room** 5.54 x 4.76m Partly glazed door and side panel and window to front elevation. Stairs to first floor with cupboards under housing hot water cylinder. Granite fireplace with woodburner. Cupboard housing electrics.

**Kitchen** 4.74 x 2.80m Window to front and rear elevations. Tiled floor. Space and plumbing for washing machine. Built-in oven and recess for microwave. Space for upright fridge/freezer. 4-ring electric hob. Ceramic sink with mixer tap. Convector heater. Worktop.

**Cloakroom** Hand basin. WC. Tiled floor. Inset spotlights.

**Lounge** 7.97 x 3.86m 2 sets of partly glazed patio doors to west and 2 windows to east elevations. Wood flooring. Exposed stone wall. Woodburner (flued). Window seat. Exposed "A" frame.

**Inner Hall** Partly glazed double doors to east elevation. Wood flooring. Built-in cupboard.

**Bedroom 1** 4.08 x 3.18m Window to west elevation. Wood flooring. Convector heater. Exposed beam. Built-in wardrobe. Door to study area. Door to:

**En-Suite Shower Room** 2.48 x 2.04m Window to west elevation. Wood flooring. Pedestal basin. WC. Corner shower. Exposed beam.

**Study Area/second entrance hall** 3.28 x 3.10m Partly glazed double doors to east elevation. Wood flooring. Stairs to first floor.

**Bedroom 2** 4.14 x 3.26m Window to east elevation. Wood flooring. Exposed beams.

**On the First Floor** (via stairs from study area) -

**Studio/Bedroom 3** 10.54 x 1.51m Exposed "A" frame. Window to north elevation. Door to:

**En-Suite Bathroom** 2.36 x 1.51m Exposed stone wall. Sloping ceiling. Pedestal basin. WC. Bath with mixer tap/shower fitment.

**On the First Floor** (via stairs from dining room) -

**Landing** Door to stairs to second floor. Hot water cylinder.

**Bedroom 4** 5.10 x 3.35m Window to south elevation. Wood flooring. Ornamental fireplace. Convector heater. Door to:

**En-Suite Bathroom** 3.32 x 2.12m Window to south elevation. WC. Bath with mixer tap/shower fitment. Pedestal basin. Shower. Wood flooring. Inset spotlights. Wall-mounted heater.

**Loft** 5.90 x 2.40m Boarded and insulated. Skylight to north elevation. Exposed "A" frame. Sloping ceiling. Exposed stone walls.

## **OUTSIDE :**

Double gates lead to a gravel drive and ample parking. The garden is laid to lawn with mature hedges. Enclosed vegetable plot. **Oak Shed** (used as workshop) 4.50 x 3.00m Concrete floor. Power and light. Plasterboarded. Could be used as an office.

**Detached Bread Oven** 5.46 x 4.64m Constructed of stone under a corrugated iron roof. Door and window to front elevation. Granite fireplace. First floor loft over. **Attached Open Barn** 5.06 x 4.57m. Attached **chicken coop** and a small **stable**.

## **ADDITIONAL INFORMATION :**

Mains water and electricity are connected. There is a separate water connection to the old bakery. Telephone is not connected, although the cable is live. Drainage to a septic tank which will need replacing. Heating is provided by 2 woodburners and electric convector heaters .

## **FINANCIAL DETAILS :**

Taxes Foncières : 320€ per annum (likely to increase as the size of the accommodation has doubled)

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€161,000

## Key Information

Internal Area:	156 sqm
Land Area:	0.27 ha

## Location: Normandy



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