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## Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



**€139,500**

inc. of agency fees

3 Beds    1 Baths    102 sqm    1.2 ha

Modernised detached house with substantial outbuildings and nearly 3 acres This house has been renovated over the last 6 years by...

### At a Glance

|           |               |         |     |           |          |
|-----------|---------------|---------|-----|-----------|----------|
| Reference | MFH-NORF01848 | Near to | Ger | Price     | €139,500 |
| Bed       | 3             | Bath    | 1   | Hab.Space | 102 sqm  |
| Land      | 1.2 ha        | Pool    | No  | Land Tax  | N/A      |

### Property Description

Modernised detached house with substantial outbuildings and nearly 3 acres

This house has been renovated over the last 6 years by the present owners and offers light rooms with high ceilings. A new all water septic tank was installed in 2019, the driveway has been put in, the property has

been rewired, had some roof repairs, a professionally installed woodburner, tilt and turn double glazed pvc windows, new plumbing, kitchen and bathrooms. The barns are spacious and one in particular is in excellent condition and would make great stabling or would suit someone wishing to work from home or create a gîte. There are nearby bridleways.

The property is situated in a peaceful position near the Mortainais forest within easy access of both the historic market town of Mortain and the small town of Ger and Beauchêne. Barenton and Ger are about 4 km from the property and the busy town of Flers is a 20 minute drive. Mortain is a thriving market town where excellent shopping facilities, restaurants and bars are available. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. The D-Day landing beaches and the Mont St Michel are about an hour's drive away. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 30 minutes drive, as is the Saint Sever forest.

here

## **THE ACCOMMODATION COMPRISES :**

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

#### **External steps up to:**

**Lounge/Dining Room** 6.28 x 4.65m Window and partly glazed "stable" door to south and window to rear elevations. Tiled floor. Fireplace with woodburner.

Window to front elevation. **Fitted kitchen** with a range of matching base units. Ceramic sinks with mixer tap. Space for upright fridge/freezer. Space and plumbing for washing machine. Built-in oven and grill. Worktops. Central island unit with 4-ring gas hob and breakfast bar.

**Inner Hall** Tiled floor. Window to rear elevation. Stairs to first floor.

**Cloakroom** Obscure glazed window to rear elevation. WC.

**Bedroom 1/Study** 3.10 x 2.70m Window to south and north elevations. Cupboard housing hot water cylinder and electrics.

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

**Landing** Wood flooring. Small hatch to loft.

**Shower Room** 2.41 x 2.30m Vanity unit. WC. Heated towel rail. Large shower. Inset spotlights.

Mirror-fronted cabinet. Exposed stone wall. Velux window to rear elevation.

**Master Bedroom** 6.46 x 4.59m Window to south elevation. Exposed stone wall. Wood flooring.

**Bedroom 3** 3.94 x 3.72m Window to south elevation. Wood flooring.

## **OUTSIDE :**

**Gravel "in and out" drive** with parking space for several cars. Outside tap. 2 wells.

**Stone Barn** with Fibro cement roof to the front of the property comprising:

**Old Dairy/Barn** 19,60 x 5.80m Part concrete floor. Double wooden doors to north and 4 openings to east elevations. Mezzanine Hay Loft. **Attached Barn** 5.30 x 4.81m Sliding door and window to rear elevation. Cider press.

**Separate Detached Stone Barn** with tiled roof divided into:

**Old Dairy** 11.59 x 5.56m Sliding door and 2 windows to front and 3 windows to rear elevations. Concrete floor. 2 doors to:

**Attached Storage Area** 5.99 x 2.60m Double sliding doors to front elevation. Concrete floor. Access to loft space. Sliding door to:

**Stable** 5.99 x 5.06m Sliding door and window to front and window to rear elevations. Feeding corridor.

**Attached timber lean-to open-fronted Barn** 7.80 x 5.20m Fibro cement roof.

**Paddock.**

## **ADDITIONAL INFORMATION :**

Mains water and electricity connected and satellite internet with telephone is available.. Drainage to an all water septic tank installed in 2019. Individual electric radiators. Electric hot water cylinder. Double glazed, tilt and turn PVC windows.

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 330€ per annum

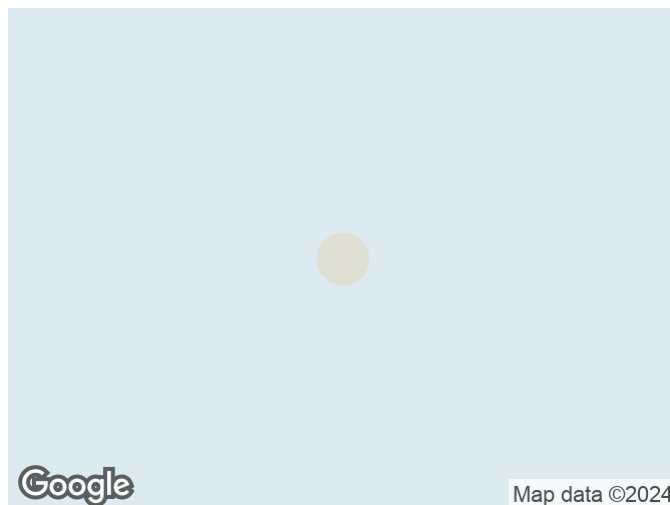
## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 3                 |
| Bathrooms      | 1                 |
| Price          | €139,500          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 102 sqm |
| Land Area:     | 1.2 ha  |

## Location: Normandy



## Gallery

















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