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## Countryside house for sale in Manche - VIRTUAL TOUR

**Mortain , Manche , Normandy**



# €450,000

inc. of agency fees

4 Beds   3 Baths   220 sqm   0.57 ha

Beautiful stone country house with over 1.25 acres and several outbuildings This gorgeous house has been completely renovated and...

### At a Glance

<b>Reference</b>	MFH-NORF01853	<b>Near to</b>	Mortain	<b>Price</b>	€450,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.57 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful stone country house with over 1.25 acres and several outbuildings

This gorgeous house has been completely renovated and landscaped and is now ready for a new owner. The electrical installation has been upgraded and there are lockable shutters to the windows and doors on the front

elevation. It offers flexible accommodation over three floors and is ideal for someone wishing to work from home. The property has an excellent working space in the larger of the barns and could be used for a car collection, studio or even for a self-contained apartment. For clients looking at a property with gîtes, the other outbuildings offer potential for conversion (subject to planning). Planning for barn conversion has been obtained in the past.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, a few kilometers from Sourdeval, the nearest town. Only a few minutes drive away, the town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minute's drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minute's drive, as is the Saint Sever forest.

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## **THE ACCOMMODATION COMPRISES :**

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

**Lounge/Dining Room** 6.85 x 5.73m Window and partly glazed door and side panel to front elevation. Window to the rear elevation. Window and glazed double doors to conservatory. Granite fireplace with wood-burner. Tiled floor. Exposed beams. Stairs to first floor. Exposed feature stone walls. Cupboard housing electrics. Built-in shelving. 2 electric panel radiators.

**Sitting & TV Room** 5.73 x 3.86m Window to front and rear elevations. Granite fireplace with wood-burner. Tiled floor. Exposed beams and stone walls. Electric panel radiator.

**Conservatory** 6.77 x 3.43m Partly glazed. Glazed double doors to south (decking area) and east elevations. Tiled floor. Exposed stone wall. Underfloor heating.

**Kitchen/Breakfast Room** 4.99 x 4.53m Window and partly glazed door and side panel to front and window and partly glazed door to rear elevations (and decking area). Convector heater. Exposed beams. Tiled floor. Range of matching base units. Worktops and tiled splash-backs. Gas and electric Aga with 6 burners, grill and 3 ovens. Gas hob with extractor hood over. Sinks with mixer tap. Space and plumbing for dishwasher. Space for under counter fridge. Space for American style fridge/freezer.

**Pantry/Storage area.** Window to front elevation. Tiled floor and walls. Plumbing for sink or appliance. Stairs to first floor.

**Shower Room** 2.12 x 1.83m Obscure glazed window to rear elevation. Vanity unit. WC. Walk-in shower. Tiled floor and walls. Electric panel radiator. Extractor. Exposed beam.

**On the First Floor** via stairs from Pantry.

**Storage Room** 6.72 x 4.80m Exposed "A" frame. Wood flooring. Sloping ceiling. Exposed stone wall. Window to front and Velux windows to rear and front elevations.

**On the First Floor** via stairs from Lounge/Dining Room

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

**Dressing Room** 2.45 x 2.02m Fully fitted.

**Bedroom 1** 3.90 x 3.29m Window to front elevation. Wood flooring. Electric panel radiator. Exposed beams. Vent.

**Wet Room** 3.03 x 2.04m Window to rear elevation. Fully tiled. Suspended WC. Vanity unit. Large walk-in shower. Heated towel rail. Extractor.

**Study/Bedroom 2** 3.05 x 2.07m Window to front elevation. Wood flooring. Electric panel radiator. Exposed beams. Vent.

**Bedroom 3** 6.05 x 3.43m Window to front and rear elevations. Ornamental fireplace. Exposed stone wall and beams. Electric panel radiator. Vent.

**On the Second Floor**

**Master Bedroom Suite** 4.32 x 3.05m Exposed "A" frame. Sloping ceiling. Wood flooring. Electric radiators. Velux windows to front and rear elevations.

**Wet Room** 3.37 x 3.05m Velux window to front and rear elevations. Fully tiled. Huge walk in shower. Twin vanity unit. Suspended WC. Electric radiator.

**Dressing Room** 3.37 x 3.05m Velux window to front and rear elevations. Wood flooring.

**OUTSIDE :**

Double aluminium gates lead to gravel drive, parking and turning area.

The garden is mainly laid to lawn with mature hedges shrubs and flower borders. Polytunnel. Raised vegetable beds. Various seating areas including rear decking with remote controlled lights and electrically operated awning.

**Wine Store** 5.00 x 2.60m Constructed of stone under a tiled roof. Insulated. Concrete floor. Door to north

and window to west elevations.

**Large Detached Stone Barn** 2.22 x 5.90m 2 pedestrian doors and double wooden doors to north, window to east and west elevations. Former Planning Permission (now lapsed) for Guest accommodation.

Small detached barn 5.18 x 4.68m Constructed of stone under a roof of sheet steel. Concrete floor. Window to east, double doors to front elevation.

**Large 3 Storey Stone Barn** 12.95 x 6.40m Electric up and over garage door. Concrete floor. Water. Containing :

**Store Room** used for fridge/freezer store. Stairs to first floor with storage cupboard under.

**Insulated Storage Room** 6.40 x 6.40m Double wooden doors to front elevation. Laminate flooring. 2 electric convector heaters.

### **On the First Floor**

**Insulated Studio** 6.40 x 6.40m + recess Window to front and rear elevations. Windows overlooking barn interior. Opening over barn. Laminate flooring. Electric radiator. Exposed beam. (Would make self contained apartment). Extensive electrical outlets.

### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. There are 3 all water septic tanks installed (ready for the conversion of 2 barns into gîtes if required and subject to planning. Broadband available. Electric heating and two wood burners.

### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 1,300 € per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€450,000

## Key Information

Internal Area:	220 sqm
Land Area:	0.57 ha

## Location: Normandy



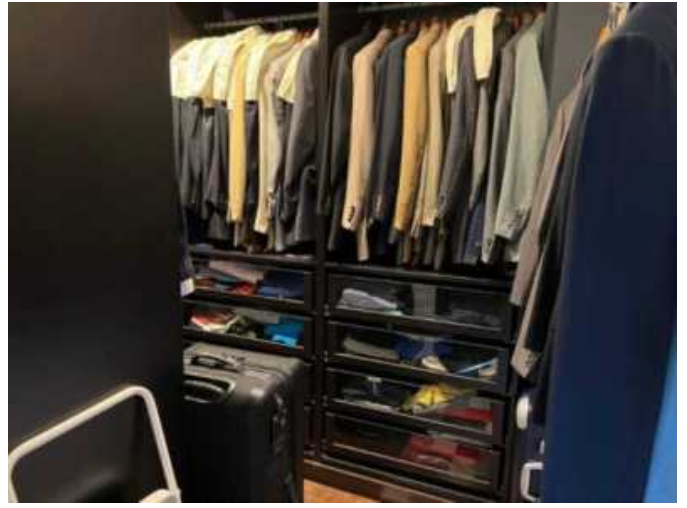
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