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## Countryside house for sale in Manche - VIRTUAL TOUR

**Pont-Farcy , Manche , Normandy**



# €267,000

inc. of agency fees

5 Beds   3 Baths   225 sqm   0.45 ha

The house is a traditional French Farmhouse, believed to date back to the early 1700's with potential B&B rooms and attached gîte...

### At a Glance

<b>Reference</b>	MFH-NORF01874	<b>Near to</b>	Pont-Farcy	<b>Price</b>	€267,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	225 sqm
<b>Land</b>	0.45 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The house is a traditional French Farmhouse, believed to date back to the early 1700's with potential B&B rooms and attached gîte in over an acre of land with open views across the valley.

The house is a refurbished and modernised French farmhouse. It has 3 large bedrooms in the main house,

which are easily compatible for B and B use. In addition there is a pretty completely self contained 2 bed gite attached and ready for letting purposes. All in an acre of maintainable land with open views across the valley.

The property benefits from electric heating with a heat exchange unit which has been recently installed, double glazing and beautifully presented accommodation. The Farmhouse would lend itself to use as a small B&B by using the first floor bathroom, bedroom 2 and 3 as a family suite. There is an attractive 2 bedroom gîte which has been recently renovated to provide accommodation for guests. There are superb views over the surrounding countryside and a lovely garden which has a productive vegetable garden with raised beds and greenhouse. Viewing is highly recommended to appreciate the versatility of this property.

The property is situated on the Manche/Calvados border and is only 1 hour away from the ferry port at Caen Ouistreham and 3 hours from Paris. Calais is about 4 hours away. The D-Day landing beaches, Granville, Mont Saint Michel and the Brittany coast are all less than an hour's drive away. The UNESCO heritage site of the Mont Saint Michel is about 40 minutes drive. The nearest main town is Villedieu-les-Poêles about 10 minutes drive away and Vire is approximately 15 minutes distant. The property is also well placed to pick up the A84 motorway at Pont-Farcy or Villedieu-les-Poêles.

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## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :**

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

**Kitchen/dining room/living room :** 6.55m x 5.86m - 2 sets of French doors and 2 windows to the front elevation. Window to the rear elevation. Exposed stone wall. 2 radiators. Fitted kitchen with matching range of base and wall units. Built in 5 ring gas hob with extractor hood. Built in electric cooker and microwave. Space and plumbing for dishwasher. Built-in cupboards to one wall. Ample work surfaces incorporating stainless steel sink and mixer tap with tiled splashbacks. Laminate and tiled floor. Cupboard housing hot water cylinder.

**Cloakroom :** Toilet. Hand basin. Tiled floor. Space and plumbing for washing machine and tumble dryer.

**Lounge :** 5.77m x 4.98m - (Used for B&B guests) Feature part glazed door and window to the front elevation. Fireplace with woodburner. Electric meters. Stairs to first floor with understairs storage cupboard. Tiled floor.

### **On the first floor -**

**Landing :** 1.63m x 1.35m - Velux window to the rear elevation. Sloping ceiling. Part wood floor. Convector.

**Study area :** 3.61m x 1.87m - Window to the rear elevation. 2 radiators. Wooden floor.

**Bedroom 1** : 4.13m x 3.13m - Window to the front elevation. Wooden floor. Radiator. Clothes hanging space. Door to -

**En-suite shower room** : 2.67m x 1.86m - Shower. Toilet. Hand basin. Radiator. Extractor fan. Laminate floor. Heated towel rail. Inset spotlights.

**"Jack & Jill" Bathroom** : 3m x 2.06m - Velux window to the front elevation. Pedestal hand basin. Toilet. Convector. Bath with mixer/shower tap, tiled surround and shower screen over. Heated towel rail. Door from landing and door to -

**Bedroom 2** : 5.12m x 4m - Window to the front elevation. Radiator. Exposed beams. Sloping ceiling. Door to bathroom.

**Bedroom 3** : 6.28m x 2.92m - Window to the north west elevation. Sloping ceiling. Exposed beams.

## **THE ACCOMMODATION IN THE GÎTE COMPRISES :**

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

Open plan Living space with

**Kitchen/dining room** : 5.71m x 2.97m - Window and part glazed door with glazed side panel to the front elevation. Part tiled and part laminate floor. Cupboard housing electrics. Convector. Exposed stone wall and beams. Inset spotlights. Range of matching base units with inset stainless steel sink and mixer tap. Cupboard housing washing machine and built in fridge. Built in electric oven. 4 ring gas hob with extractor fan over. Worktops with tiled splashbacks. Open to -

**Lounge** : 5.71 m x 3.46m - Window to the front elevation. Laminate floor. Part wood panelled walls. Stairs to first floor with cupboard under.

### **On the first floor -**

**Bedroom 1** : 3.80m x 3.05m - Window to the front elevation. Convector heater. Exposed beams.

**Bedroom 2** : 3.42m x 3.38m - Window to the front elevation. Electric radiator. Exposed "A" frame. 2 high level doors to access to roof space. Built in wardrobe.

**Bathroom** : 2.32m x 2.07m - Laminate floor. Exposed beams. Inset spotlights. Bath with tiled surround and mixer/shower tap adjustment. Rain shower over with shower screen. Extractor fan. Toilet. Vanity unit. Heated towel rail.

## **OUTSIDE :**

A gravel drive leads to a parking and turning area. The majority of the garden is laid to lawn with shrubs and a pretty seating area next to the old wall of the bread oven. Vegetable garden with raised beds and glass greenhouse 4.46m x 2.52m. Metal shed. Well with submersible pump for watering the garden. Wooden chalet with concrete floor 5.12m x 3.35m. To the front of the main house is a gravel and stone patio area with pergola. Shed with concrete base and power used as freezer room/store. Lean-to log store with concrete base. Separate gravel patio area in front of the gîte. **Car Port.**

### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Broadband internet connection available. Drainage to an all water septic tank believed to have been installed in 2003. Heating is provided by an air source heat pump and 2 woodburners. Double glazed windows.

### **FINANCIAL DETAILS :**

Taxes Foncières : 692€ per annum

Taxe d'habitation : € per annum

Asking price : 267,000€ including Agency fees of 17,000€. In addition the purchaser will have to pay the Notaire's fee of 19,200€

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 3 620€ and 4 960€ 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)

Property Ref : SIF - 001874

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€267,000

## Key Information

Internal Area:	225 sqm
Land Area:	0.45 ha

## Location: Normandy



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**C. BAUER – Sunday Times**

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