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Farmhouse for sale in Manche - VIRTUAL TOUR

Gorges , Manche , Normandy



€166,000

inc. of agency fees

3 Beds 1 Baths 122 sqm 0.33 ha

Huge stone property to renovate built around an open courtyard with 3/4 acre This authentic property has been used for World War II...

At a Glance

Reference	MFH-NORF01877	Near to	Gorges	Price	€166,000
Bed	3	Bath	1	Hab.Space	122 sqm
Land	0.33 ha	Pool	No	Land Tax	N/A

Property Description

Huge stone property to renovate built around an open courtyard with 3/4 acre

This authentic property has been used for World War II re-enactments and much of it remains in its original condition. One end of the property has been partially renovated to create a three bedroom house. There are

plenty of character features and the vast proportions of the property and its outbuildings offer enormous development potential (subject to planning). There are inscriptions written in the lime on the second floor which are of historical interest.

The property is situated in the Manche department (Normandy region) in the north of France 87 km from Caen, 56 km from Cherbourg and 437 km from the port at Calais. The village is between La Haye du Puits (11 km) and Périers (9 km) with a number of amenities including shops and restaurants along with a Saturday market. It is a 30 minute drive to the larger town of Saint-Lô, with all its many shops and restaurants, and the train station where you can catch a train to Paris or Carentan (15 km). It is within 30 minutes of each coast of the peninsula with sandy beaches on the west and Saint Mère Eglise and the D-Day landing beaches on the East. It is 12.5km from Carentan-les-Marais, 24km from Coutances.

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THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the Ground Floor -

Living Room 5.42 x 5.31m Partly glazed door and window to front and window to side elevations. Tiled floor. Stairs to first floor. with cupboard under.

Room 5.42 x 2.16m Window to front elevation. Tiled floor. Door to:

Room 2.27 x 2.12m

Former Kitchen 3.71 x 2.97m Window to rear elevation. Plumbing for sink. Tiled floor.

Shower Room 2.94 x 2.63m Pedestal basin. WC. Open shower. Tiled floor. Window to rear elevation.

Utility Area 3.02 x 1.60m Window to rear elevation. Tiled floor. Hot water cylinder. Space and plumbing for washing machine. Fuseboard.

On the First Floor -

Landing Window to side elevation. Wood flooring.

Bedroom 2 4.22 x 3.76m Window to front elevation. Telephone socket. Wood flooring.

Bedroom 3 4.41 x 3.45m Window to front elevation. Wood flooring.

Store Room (ideal to convert to bathroom) 3.28 x 1.67m

ATTACHED ORIGINAL HOUSE :

Approached via an external staircase. (Connecting door to bedroom 3 could be opened). Door to stairs to loft.

Living Room 5.14 x 4.19m Window to front elevation. Exposed stone and beams. Fireplace. Built-in shelves. Blocked doorway to a room at the back of the house.

On the First Floor -

Room 1 5.09 x 4.13m Window to front elevation. Blocked off door to remaining barn. Wood flooring.

Room 2 5.90 x 5.06m 2 windows to front elevation. Wood flooring. Fireplace. Archway to:

Room 3 8.33 x 5.26m Window to front elevation. Access to loft space.

OUTSIDE :

A wooden farm gate gives access to the front of the property. Part walled garden. Well.

Detached Building 10.93 x 5.05m Constructed of stone, cob and block under a slate roof.

Detached Building (former stable) 6.57 x 5.96m Constructed of stone under a roof of corrugated iron. Door to front elevation. Loft over. Stone floor. **Attached corrugated iron and block Barn** 8.98 x 6m

Large detached stone, block and cob **barn** with slate roof 86.84 x 5.51m Constructed of stone, block and cob under a slate roof. **Attached Stable** 5.63 x 5.38m Door to front elevation. **Attached Stable** 6.20 x 5.23m Door to front elevation.

ADDITIONAL INFORMATION :

Mains water and electricity (not connected at present). Drainage is to a septic tank. Hot water provided via an electric water tank. Single glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

Asking price : 166,000€ including Agency fees of 11,000€. In addition the buyer will need to pay the Notaire's fee of 12,600€

Please note : All 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 per year are approximately

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 (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001877

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€166,000

Key Information

Internal Area:	122 sqm
Land Area:	0.33 ha

Location: Normandy



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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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