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Farmhouse for sale in Manche - VIRTUAL TOUR

Saint-Hilaire-du-Harcouët , Manche , Normandy



€306,000

inc. of agency fees

3 Beds 2 Baths 143.02 sqm 0.29 ha

Stunning detached house at the end of a no through road with no neighbours This fabulous house is in a lovely quiet location and is...

At a Glance

Reference MFH-NORF01876

Bed 3

Land 0.29 ha

Near to Saint-Hilaire-du-Harcouët

Bath 2

Pool No

Price €306,000

Hab.Space 143.02 sqm

Land Tax N/A

Property Description

Stunning detached house at the end of a no through road with no neighbours

This fabulous house is in a lovely quiet location and is surrounded by open fields. It is beautifully presented throughout with a stunning master bedroom suite and plenty of character including exposed stone walls and beams. A recently fitted pellet burner with back boiler supplies four double radiators, one to each of the bedrooms and one in the downstairs bathroom. The boiler itself is fan assisted and supplies heat to the dining area and stairs. The Lounge also benefits. The outside space comprises large expanses of lawn with the overall plot extending to just under 3/4 acre. There is a lovely outbuilding which houses a summer kitchen, seating area and hot-tub space. For those wishing to create additional accommodation there is a semi-detached house to renovate.

The property is located in Manche in the Normandy region of France. The UNESCO heritage site of Mont St Michel is 36km away from the property and the Parliament of Brittany (Parlement de Bretagne) 64km away. The property is situated 7 kms from the town of Saint Hilaire du Harcouët which has one of the biggest markets in the area on a Wednesday morning which takes over most of the town centre. The town has all amenities including some great restaurants, bars, and cafes. It also has a park with two adjoining lakes and a children's playground. There is an indoor pool with a spa and a water slide. Crazy golf is available with clubs and balls for hire from a nearby bar. Fishing and horse-riding are within easy reach. The town of Mortain 20 minutes away offers a great outdoor pool, stunning scenery and beautiful waterfalls. It is 3 minutes away from the Normandy/Brittany border and is set in the countryside. It is within easy access of the main ferry ports, Cherbourg, Ouistreham (Caen), and St Malo (at most 1.5 hours drive) and Le Havre (about 2.5 hours). The nearest mainline train station is at Vire or Avranches (30 minutes away) with regular trains to Paris taking about 2 hours and 35 minutes.

here

THE ACCOMMODATION COMPRISES :

On the Ground Floor –

Lounge 6.20 x 5.85m Partly glazed door and window with cupboard under to front and glazed door and small window to rear elevations.. Exposed stone walls and beams. Fireplace with wood-burner. Tiled floor. Cupboard housing electrics.

Kitchen 6.20 x 2.22m Tiled floor. Partly glazed “stable” door to front and window to rear elevations. Range of matching base units. Shelving. Space for American style fridge/freezer. Space for range style cooker. Space and plumbing for washing machine. Ceramic sink with mixer tap.

Dining Room 6.20 x 4.64m Glazed door and window to front and window to rear elevations. Tiled floor. Exposed stone walls and beams. Stairs to first floor with cupboards under housing breakfast station with space for under-counter fridge.

Bathroom 3.85 x 2.03m Corner bath with mixer tap/shower fitment and tiled surround. Window to south and east elevations. Tiled floor. Exposed stone wall and beams. Vanity unit. WC. Wall mounted electric heater. Cupboard housing hot water cylinder.

On the First Floor –

Landing Velux window to east elevation. Wood flooring. Hatch to loft. Exposed stone and beams.

Master Bedroom 5.79 x 4.51m Exposed stone wall and “A” frame. Wood flooring. Window to front and 2 Velux windows to rear elevations,, Sloping ceiling.

Dressing Rom 2.77 x 2.44m Window to front elevation. Built-in wardrobes and cupboard

housing hot water cylinder. Hatch to loft. Inset spotlights. Exposed stone wall and beams.

En-Suite Wet Room 2.79 x 2.44m Tiled floor. Sloping ceiling. Velux window to rear elevation. Built-in cupboards. Inset spotlights. WC. Hand basin. Shower. Under floor heating.

Bedroom 2 3.67 x 2.53m Velux window to rear elevation. Exposed stone wall and beams. Convectector heater. Wood flooring. Sloping ceiling. Hanging rail.

Bedroom 3 5.03 x 2.59m (max) Window to front elevation. Wood flooring. Exposed stone wall and beams. Convectector heater. Sloping ceiling.

Outside -

Detached Barn Constructed of timber under a tiled roof, divided into: **Sitting Room** 3.86 x 3.60m Open to south and door to west elevations. Opening to: **Summer Kitchen/Hot Tub Area** 5.49 x 2.63m Concrete floor. Stainless steel sinks with mixer tap and cupboard under. Space for free standing range style cooker. Window to east and door to south elevations. There is currently no water supply in the building, but there is electricity.

Old Stone Bread Oven 4.50 x 3.02m Synthetic slate roof. Bread oven. Concrete floor.

The garden is laid to lawn with mature trees including apple, cherry, chestnut, cob nut and eucalyptus.

Greenhouse and raised beds.

Wood Shed and attached log store. Compost area. Outside light.

Garage 5.69 x 5.45m Concrete floor. Power and light. Attached Garden Shed/Kennel.

THE SEMI-DETACHED HOUSE TO RENOVATE is constructed of stone under a tiled/corrugated iron roof and comprises :

Entrance Hall Door to front elevation. Door to stairs to first floor.

Living Room 6.67 x 4.40m Window to front elevation. Magnificent granite fireplace with oven.

Attached Cattle Barn 6.67 x 3.78m Door to front elevation.

Attached Stone and block Barn 6.67 x 4.24m (no roof)

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Fibre optic internet connection available. Double glazed wood windows and doors (except 1). Electric heating. A recently fitted pellet burner supplies four double radiators, one to each of the bedrooms and one in the downstairs bathroom. The boiler itself is fan assisted and supplies heat to the dining area and stairs . There is a woodburner in Lounge. Drainage is to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : 410€ per annum approx.

Taxe d'habitation : € per annum

Asking price : 310,000€ including Agency fees of 18,000€. In addition the buyer will pay the Notaire's fee - 22,100€

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 2 373 € and 3 211 € 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 (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001876

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€306,000

Key Information

Internal Area:	143.02 sqm
Land Area:	0.29 ha

Location: Normandy

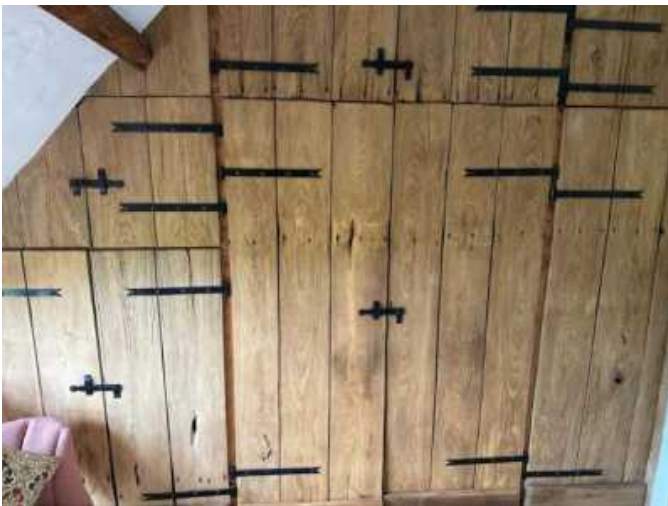


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C. BAUER – Sunday Times

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S. and L. BROWN



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