

[Click to view MFH-NORF01876](#)

Farmhouse for sale in Manche - VIRTUAL TOUR

Saint-Hilaire-du-Harcouët , **Manche** , **Normandy**



€322,000

inc. of agency fees

3 Beds 2 Baths 160 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	Near to	Saint-Hilaire-du-Harcouët	Price	€322,000
Bed	3	Bath	2	Hab.Space	160 sqm
Land	0.29 ha	Pool	No	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. Convector 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. Convector 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 : 322,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fee of 22,700€

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 2 076 € and 2 808 € 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:	Farmhouse
Bedrooms:	3
Bathrooms	2
Price	€322,000

Key Information

Internal Area:	160 sqm
Land Area:	0.29 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates