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## Farmhouse for sale in Calvados - VIRTUAL TOUR

Pont-Farcy , Calvados , Normandy



# €120,000

inc. of agency fees

7 Beds   3 Baths   182 sqm   0.24 ha

Large 6 bedroom renovated farmhouse with attached 1 bedroom annexe set in just over half an acre of land This property offers a versatile...

### At a Glance

<b>Reference</b>	MFH-NORF01881	<b>Near to</b>	Pont-Farcy	<b>Price</b>	€120,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Hab.Space</b>	182 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Large 6 bedroom renovated farmhouse with attached 1 bedroom annexe set in just over half an acre of land

This property offers a versatile layout with plenty of bedrooms for extended family or for letting on Air B&B. The rooms are light with large windows and high ceilings.

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. Mainline train ADDITIONAL INFORMATION run from Vire or Villedieu-les-Poêles (18 km). 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. At Pont Farcy (2.9km) you will find local amenities, a bar and restaurant, school etc. Tessy Sur Vire, 10km away offers a variety of shops including a small supermarket, boulangeries, boucheries and a newsagents.

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## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Entrance Hall** 2.03 x 1.77m Tiled floor. Electrics.

**Lounge** 5.89 x 5.70m Partly glazed doors and window to front and window to rear elevations. Tiled floor. Fireplace with woodburner. Exposed beams. Stairs to first floor. Cupboard housing electrics.

**Kitchen/Dining Room** 5.77 x 4.65m Range of matching base and wall units. Space for free-standing cooker. Space and plumbing for dishwasher and washing machine. Double ceramic sink with mixer tap. Tiled floor. Worktops with tiled splashbacks. Glazed door and window to southwest and window to northeast elevations.

**Inner Hall** Window to rear elevation. Tiled floor.

**Cloakroom** Window to northeast elevation. Hand basin. WC. Tiled floor. Space and plumbing for washing machine.

### **On the First Floor - via stairs from lounge.**

**Landing** Skylight to rear elevation. Exposed beams. Stairs to second floor. Door to annexe bedroom.

**Bedroom 1** 2.93 x 2.59m Window to front elevation. Exposed beams.

**Bedroom 2** 3.88 x 3.07m Window to front elevation. Exposed beams.

**Bathroom** 2.86 x 1.90m (max) Window to rear elevation. Wall-mounted electric heater. Pedestal basin. WC. Bath with mixer tap/shower fitment and tiled surround.

## **On the Second Floor -**

**Landing** Sloping ceiling. Exposed beams. 2 Velux windows to rear elevation. Built-in cupboard

**Bedroom 3** 3.58 x 3.40m Sloping ceiling. Velux window to front elevation. Exposed "A" frame. Convector heater.

**Study/Bedroom 4** 2.48 x 2.02m Velux window to front elevation. Sloping ceiling. exposed beam. Convector heater.

**Bedroom 5** 3.09 x 1.90m Velux window to front elevation. Sloping ceiling. Exposed beams. Convector heater.

**Bedroom 6** 3.12 x 2.22m Velux window to front elevation. Sloping ceiling. Exposed beams. Convector heater.

**Cloakroom** Pedestal basin. WC.

THE ACCOMMODATION IN THE ANNEXE COMPRISES :

## **On the Ground Floor -**

**Open-plan Lounge/Dining Room/Kitchen** 6.09 x 5.92m (max) 3 windows to southeast elevation. Tiled floor. Exposed beams. Fireplace with woodburner. Built-in shelves. Range of matching base units with worktops over. Stainless steel sink with mixer tap. Built-in oven and 4-ring gas hob. Exposed stone walls. Stairs to first floor with cupboard under.

**On the First Floor -** via stairs from Annexe. Door to "main house".

**Landing** Window to rear elevation. Built-in cupboard.

**Shower Room** 2.14 x 1.98m Parly tiled walls. Pedestal basin. WC. Window to rear elevation. Wall-mounted electric heater.

**Bedroom 1** 6.17 x 3.71m 3 windows to front elevation. Wood flooring. Exposed beams. Door to:

**En-suite Shower Room** Wood flooring. Pedestal basin. WC. Shower. Inset spotlights. Exposed beam.

## **OUTSIDE :**

Double wooden gates give access to the **driveway, parking** and turning area.

There is a **patio** to the rear of the property with a door to the kitchen.

The **garden** is laid to lawn with mature hedges, trees and shrubs.

**Enclosed dog-proof area** to the front of the house.

**Attached Garage** 6.86 x 4.25m Constructed of block under a corrugated iron roof. Concrete floor. Hot water cylinder. Door to front elevation. Electric meter.

**ADDITIONAL INFORMATION :**

Mains water and electricity are connected. Telephone to be connected. Drainage is to a septic tank. Heating is provided via 2 wood burners and hot water via an electric water tank. Double glazed, wooden windows.

**FINANCIAL DETAILS :**

Taxes Foncières : 700€ per annum

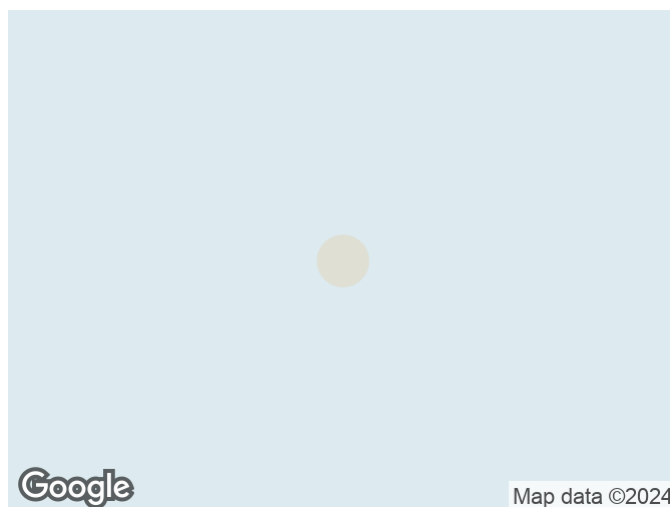
## Summary

Property type:	Farmhouse
Bedrooms:	7
Bathrooms	3
Price	€120,000

## Key Information

Internal Area:	182 sqm
Land Area:	0.24 ha

## Location: Normandy



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