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Chambre d'Hote or Gite for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



€118,500

inc. of agency fees

5 Beds 2 Baths 163 sqm 0.17 ha

3 attached village properties with 1 still to renovate each with their own garden Two of the three properties have been renovated...

At a Glance

Reference	MFH-NORF01887	Near to	Ger	Price	€118,500
Bed	5	Bath	2	Hab.Space	163 sqm
Land	0.17 ha	Pool	No	Land Tax	N/A

Property Description

3 attached village properties with 1 still to renovate each with their own garden

Two of the three properties have been renovated by the present owners since 2000 and were previously rented out. They have separate **ADDITIONAL INFORMATION** and would be suitable for a main house and

2 attached gîtes once finished.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, near the small town of Ger with basic amenities and approximately 5 1/2 km from Sourdeval, the nearest town. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest.

here

THE ACCOMMODATION IN NUMBER 20 COMPRISES:

On the Ground Floor -

Entrance Hall Partly glazed double doors to front elevation. Tiled floor. Radiator. Stairs to first floor.

"L" shaped Open Plan Kitchen/Living Room/Dining Room 5.99 x 4.47m 2 windows to front and partly glazed double doors to rear elevations. Tiled floor. 2 radiators. Electrics. Exposed beams. Granite fireplace. Telephone socket. Double stainless steel sink unit with mixer tap. Space and plumbing for dishwasher. Extractor.

Inner Hall Tiled floor.

Bathroom 2.16 x 1.80m tiled floor. Bath with mixer tap/shower fitment and tiled surround. Partly obscure glazed window to rear elevation. Radiator. Pedestal basin. Vent.

Cloakroom Tiled floor. WC. Extractor.

On the First Floor -

Landing/Study Area 3.85 x 2.50m Window to front elevation. **Door to stairs to loft.**

Cloakroom Tiled floor. WC. Window to front elevation. Extractor.

Bedroom 1 4.24 x 2.95m Window to front elevation. Radiator. Exposed beams. Radiator.

Bedroom 2 4.23 x 2.98m Window to rear elevation. Radiator. Exposed beams. Telephone socket.

Laundry Room 2.28 x 2.04m Wall-mounted boiler. Radiator. Window to rear elevation. Space and

plumbing for washing machine. Tiled floor. Exposed beams.

THE ACCOMMODATION IN NUMBER 18 COMPRISES:

On the Ground Floor -

Entrance Hall Partly glazed door to front elevation. Tiled floor. Radiator. Door to stairs to first floor.

Cloakroom Tiled floor. WC.

Open-plan Kitchen/Living Room/Dining Room 5.94 x 4.05m Window to front and rear elevations. Electrics. Tiled floor. 2 radiators. Granite fireplace. Telephone socket. Double stainless steel sink unit with mixer tap. Extractor.

Bedroom 1 4.17 x 3.22m Wood flooring. Partly glazed double doors and window to rear elevation.

On the First Floor -

Landing Window to front elevation. Radiator. **Door to stairs to loft.** Exposed beam.

Bedroom 2 2.98 x 2.95m Window to front elevation. Radiator. exposed beam.

Bedroom 3 4.07 x 2.95m Window to rear elevation. Radiator. Exposed beam. Telephone socket.

Laundry Room 2.27 x 1.68m Window to rear elevation. Wall-mounted boiler. Space and plumbing for washing machine. Radiator. Tiled floor. Exposed beam.

Bathroom 3.35 x 2.46m Window to rear elevation. Pedestal basin. Tiled floor. WC. Bath with mixer tap/shower fitment and tiled surround. Extractor. Exposed beam. Radiator.

THE ACCOMMODATION IN NUMBER 16 COMPRISES:

On the Ground Floor -

2 Storeys. Recent roof. **Un-renovated.** 8.85 x 6.00m overall. **Basement** - door to rear elevation.

OUTSIDE :

The garden is partly walled and divided into 3 sections, laid to lawn with .

ADDITIONAL INFORMATION :

Mains water, electricity and drainage are connected. Heating and hot water provided by gas boiler and central heating. Double and single glazed windows. Each property has separate meters.

FINANCIAL DETAILS :

Taxes Foncières : 1,950€ per annum (for all 3)

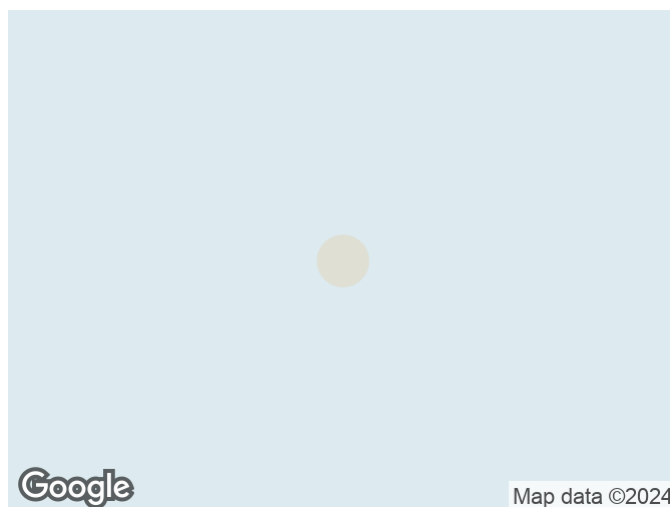
Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Bathrooms	2
Price	€118,500

Key Information

Internal Area:	163 sqm
Land Area:	0.17 ha

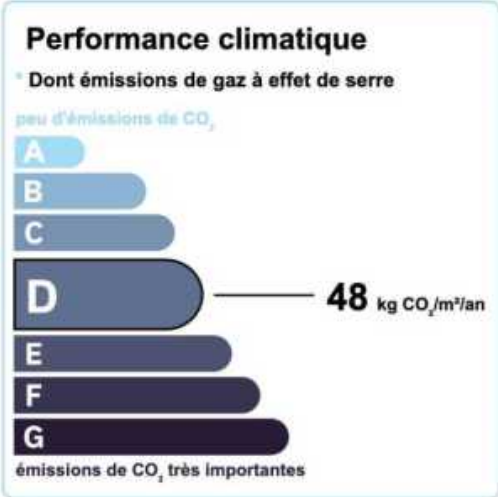
Location: Normandy



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