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Farmhouse for sale in Manche - VIRTUAL TOUR

Montbray , Manche , Normandy



€139,500

inc. of agency fees

3 Beds 1 Baths 130 sqm 0.54 ha

17th Century stone farmhouse with original features sitting in over an acre of garden with further outbuildings This property stands...

At a Glance

Reference	MFH-NORF01890	Near to	Montbray	Price	€139,500
Bed	3	Bath	1	Hab.Space	130 sqm
Land	0.54 ha	Pool	No	Land Tax	N/A

Property Description

17th Century stone farmhouse with original features sitting in over an acre of garden with further outbuildings

This property stands in the middle of its land in a quiet rural hamlet. The accommodation boasts original

features such as exposed stone walls and beams and a granite fireplace. It benefits from recently installed heat exchange units for the heating. There is room to extend into the attached garage and to create more living accommodation in the loft space, if required. There are two useful barns and pretty gardens with fruit trees and pond.

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. The D-Day landing beaches, Granville, Mont Saint Michel and the Brittany coast are all less than an hour's drive away, with the D-Day Landing Beaches 56 km distant. The UNESCO heritage site of the Mont Saint Michel is about 40 minutes drive. The nearest main town is either Villedieu-les-Poêles or Percy-en-Normandie 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.

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THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Entrance Hall 3.51 x 1.71m Party glazed door to front elevation. Exposed beams.

Cloakroom/Utility Room 2.75 x 1.45m Window to rear elevation. WC. Shelving. Hand basin. Built-in cupboards. Space and plumbing for washing machine and space for tumble dryer.

Kitchen/Dining Room 6.34 x 4.53m Window to front with small window over and 2 windows to rear elevations. Exposed beams. Heat change unit. Range of matching base and wall units including display unit. Space for free-standing cooker with extractor hood over. Double sink with mixer tap. Space for upright fridge/freezer. Worktops and tiled splashback.

Lounge 6.20 x 5.48m Window to front and rear elevations. Fireplace with woodburner. Built-in cupboard. Exposed beams. Stairs to first floor. Electrics.

On the First Floor -

Landing Wood flooring Exposed beam. Window to rear elevation. Door to stairs to loft.

Bedroom 1 6.93 x 4.53m Window to front and rear elevations. Exposed beams. Heat exchange unit.

Shower Room 2.81 x 1.59m Window to front elevation. Pedestal basin. WC. Wood flooring. Shower. Cupboard housing hot water cylinder. Heated towel rail. Cupboards. Exposed beam.

Bedroom 2 5 x 4m Ornamental granite fireplace. 2 windows to front elevation. Wood flooring. Heat

exchange unit. Exposed beams.

Bedroom 3 4 x 2.93m Window to rear elevation. Wood flooring. Exposed beam. Heat exchange unit.

On the Second Floor -

Loft Space 11.49 x 5.96m On two levels. Window to south and 2 windows to north elevations. Exposed "A" frame. Sloping ceiling.

OUTSIDE :

A **metal gate** leads to a **gravel drive, parking,** and turning area.

The **garden is fenced for dogs** and laid to **lawn** lwith mature trees and a **small orchard** with apple, cherry, pear, and walnut trees.

Barn 2.75 x 2.75m Constructed of stone under a corrugated iron roof, and a corrugated iron and wood extension 6.64 x 3.93m. Concrete floor. Pedestrian door to front elevation.

Old stone Bakery/Studio 4.97 x 4.16m Corrugated iron roof. Pedestrian door to front elevation. Steps up to loft storage area. Power and light.

Attached open-fronted barn 5.07 x 4.71 Constructed of wood and corrugated iron.

Attached to the house is a **Garage** 5.77 x 3.11m Constructed of block under a corrugated iron roof. Double wooden doors to front elevation. Power and light.

Wild garden with fruit trees and **small pond**.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Fibre optic broadband available. Heating is provided via 5 heat exchange units and a wood burner. Hot water cylinder. Double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 395€ per annum

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€139,500

Key Information

Internal Area:	130 sqm
Land Area:	0.54 ha

Location: Normandy



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