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## Farmhouse for sale in Calvados - VIRTUAL TOUR

**Noues de Sienne , Calvados , Normandy**



# €350,000

inc. of agency fees

5 Beds   4 Baths   309 sqm   0.71 ha

Attractive renovated farmhouse set up for B&B with gîte sitting in just under 2 acres of land with menage, paddocks and stables...

### At a Glance

<b>Reference</b>	MFH-NORF01894	<b>Near to</b>	Noues de Sienne	<b>Price</b>	€350,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	309 sqm
<b>Land</b>	0.71 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Attractive renovated farmhouse set up for B&B with gîte sitting in just under 2 acres of land with menage, paddocks and stables

This property benefits from spacious and versatile accommodation. The Studio would be an excellent annexe

for elderly relatives, or to provide income as a gîte as it does presently. There is separate access to the 2 B&B rooms which have their own lounge. The property would also make a spacious family home. There are some lovely character features in the property. There is stabling for several horses, paddocks and a menage. There is excellent riding nearby.

The property is situated just outside the village centre with a bar/restaurant and shop. It is a 10 minute drive to the market town of Vire with all amenities including mainline train station to Granville and Paris (approx. 2 hours 40 mins), Supermarkets, Schools, Bowling, 18 hole Golf Course, Lake, Swimming Pool, Skate Park, Gym, Riding School, Hospitals, shops, etc. Market day is Friday. The beach at Granville is approximately 50 minutes away. The ferry ports of Caen (1 hour), Cherbourg, St Malo and Le Havre are within easy driving distances and Calais for the Tunnel is about 4 hours away.

here

## **THE ACCOMMODATION COMPRISES:**

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

**Entrance Hall** 3.78 x 2.87m Arched door and 2 windows to front elevation. Radiator. 2 built-in cupboards. Tiled floor. Spiral staircase to first floor. Exposed stone and beams.

**Kitchen/Dining Room** 6.22 x 5.73m Partly glazed double doors and window to front and 2 windows to rear elevations. Tiled floor. Exposed stone wall and beams. Granite fireplace with raised hearth and woodburner. Range of matching base units. Range-style cooker with extractor over. Double ceramic sink with mixer. Dresser and kitchen island unit. Granite worktops. 2 built-in cupboards. Radiator.

**Lounge** 7.33 x 6.09m (max) Exposed stone wall and beams. Pellet burner. Tiled floor. 3 windows to front elevation. Radiator. Built-in cupboard. Window seat. Stairs to mezzanine and stairs to bedroom.

**Shower Room** Tiled floor. Vanity basin. WC. Heated towel rail. Shower. Extractor.

**Utility Area** Built-in cupboards. Window to rear elevation. Exposed beams. Worktops and shelving. Stone sink. Tiled floor. Space and plumbing for dishwasher.

**Inner Hall** Window and partly glazed door to west. Glazed double doors to gite. Upright radiator. Tiled floor. Door to garage.

**Wine Cellar** 2.44 x 1.84m Granite floor. Vent.

**Study** 3.96 x 3.84m Partly glazed double doors and window to front elevation. Tiled floor. Radiator. Door to:

**Independent access for B & B rooms.** Entrance Hall Partly glazed double doors and side panel to east elevation. Tiled floor. Stairs to first floor.

### **On the First Floor - via main stairs**

**Landing** Wood flooring. Sloping ceiling. Built-in eaves storage cupboards. Velux window to front elevation.

**Master Bedroom** 6.32 x 4,84m Exposed stone wall and chimney breast. 2 built-in wardrobes. Sloping ceiling. Exposed "A" frame. 2 windows to front with internal shutters and Velux window to rear elevation. Radiator. Door to:

**En-Suite Shower Room** Partly tiled walls. sloping ceiling. Velux window to rear elevation. Vanity unit. Shower. Cupboard. Heated towel rail.

**Dressing Room** 3.93 x 1.51m Sloping ceiling. Wood flooring. Clothes hanging rails. Exposed stone wall.

### **On the First Floor - via main stairs and independent access to B & B rooms**

**Landing** Wood flooring.

**Living Room** 6.05 x 4.84m Wood flooring. Exposed "A" frame. Radiator. Glazed door and 2 windows to east elevation. Door to:

**Bedroom 1** 4.59 x 3.84m Radiator. Velux window to east elevation.

**Shower Room** Vanity basin. Shower. Heated towel rail. Extractor.

**Cloakroom** Partly tiled walls. Extractor. WC.

**Bedroom 2** 3.894 x 3.70m Picture window to front elevation. Wood flooring.

### **On the First Floor - via 2 sets of stairs from lounge**

**Mezzanine Bedroom 1** 4.94 x 4.14m Wood flooring. Exposed beams and stone wall.

**Bedroom 2** 3.57 x 3.54m Window to front elevation. Exposed stone wall and beams. Wood flooring. Door to:

**Store Room** Hot water cylinder. Velux window to rear elevation. (Ideal to convert to en-suite or walk-in wardrobe)

## **THE ACCOMMODATION IN THE STUDIO COMPRISES :**

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

**Living Room/Kitchen** 5.82 x 5.77m Partly glazed door and 2 windows to east elevation. 2 radiators. Corner kitchen with base units. Built-in oven and 2-ring hob. Ceramic sink with mixer tap. Space for under-counter fridge. Exposed beam.

**Shower Room** Tiled floor. Heated towel rail. WC. Vanity basin. Walk in shower. Extractor.

### **OUTSIDE :**

**Double wooden gates** lead to a **gravel drive, parking and turning space.**

**Attached Garage** 5.42 x 3.84m Double wooden doors to east and window to rear elevations. Ceramic sink. Cupboards. Boiler.

To the front of the property is a gravel **seating area** and **garden** laid to lawn with mature trees, shrubs and flower borders. **Ornamental pond. Well.**

There are **3 paddocks - 1 with a field shelter.**

**Chicken coop and run.**

Open-fronted sheet **steel barn.**

**Stable Block** 9.71 x 3.60m overall. **2/3 internal stables.**

**Open-fronted Hay Barn** opposite 4.29 x 4.00m.

**Attached Barn.**

**Polytunnel.**

**Menage** 40.00 x 20.00m (sand and fibre)

**Separate Detached Barn with internal stables** and constructed of rendered block, with loft over: Divided into:

**Tack Room** (could be another stable)

**Stable 1.** 3.92 x 3.61m Door to front and rear elevations.

**Stable 2.** 3.90 x 3.74m Door to front and rear elevations. Water feeder.

**Workshop** 8.18 x 5.68m Sliding wooden doors to front elevation.. (Could be divided to provide 2 extra stables. )

**Laundry room** Window to front elevation. Ceramic sink. Worktop. Space and plumbing for washing machine.

**ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Fibre optic broadband available. Drainage to an all water septic tank plus an additional septic tank. Oil fired central heating. Hot water cylinder. Double glazed windows. Wood burner and pellet burner.

**FINANCIAL DETAILS :**

Taxes Foncières : 1 650€ per annum

## Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	4
Price	€350,000

## Key Information

Internal Area:	309 sqm
Land Area:	0.71 ha

## Location: Normandy



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