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## Farmhouse for sale in Manche - VIRTUAL TOUR

Villedieu-les-Poêles , Manche , Normandy



# €473,000

inc. of agency fees

5 Beds   2 Baths   143 sqm   1.43 ha

Tastefully renovated longere with detached stone house and outbuildings set in 3 1/2 acres of beautiful park style gardens with source...

### At a Glance

<b>Reference</b>	MFH-NORF01897	<b>Near to</b>	Villedieu-les-Poêles	<b>Price</b>	€473,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	143 sqm
<b>Land</b>	1.43 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Tastefully renovated longere with detached stone house and outbuildings set in 3 1/2 acres of beautiful park style gardens with source fed ponds

This property has been extensively renovated over the years by the present owners to offer comfortable

family accommodation in a stunning setting of over 3.5 acres of manicured gardens, paddock and vegetable garden. **There is the possibility of buying additional land of 9,505m<sup>2</sup> arranged as two small paddocks.** There are several outbuildings including a renovated 2 storey house which is currently used for storage but which lends itself to use as a self-contained gîte.

The house is situated in Southern Normandy, half way between the lively medieval market town of Villedieu les Poêles, famous for its copper production and the historic town of Vire, renowned for its culinary delights. 50 km from mystical Mont St Michel and its bay and 40 km from Granville, with boats to the Channel islands. 80 km from Caen and its ferry port. Also within easy reach of the D-day landing beaches. The forest of Saint Sever is within a 15 minute drive.

here

## **THE ACCOMMODATION COMPRISES:**

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

**Entrance Hall** 3.55 x 2.65m Partly glazed door and side panel and window to front elevation. Radiator.

**Kitchen/Breakfast Room** 5.71 x 3.5m Partly glazed double doors to south, picture window to east and window to north elevations. Radiator. Tiled floor. Range of matching base and wall units. 3-ring induction hob with extractor hood over. Double stainless steel sink with mixer tap. Built-in oven and microwave. Built-in fridge. Built-in dishwasher. Worktops and splashback.

**Inner Hall** Tiled floor. Electrics. Radiator.

**Utility Room** 3.53 x 2.04m Gas-fired boiler. Space for fridge/freezer. Range of matching base units. 4-ring gas hob with extractor hood over. Built-in oven. Window to rear elevation. Space and plumbing for washing machine. Stainless steel sink with mixer tap. Granite worktop and tiled splashback. Heated towel rail.

**Cloakroom** Tiled floor and partly tiled walls. Suspended WC. Vent.

**"L" shaped Open-plan Lounge/Dining Room/Kitchen** 5.86 x 5.71m Granite fireplace with raised hearth. Exposed stone wall and beams. 3 radiators

**Conservatory** 4.95 x 3.68m Tiled floor. 3 windows and 2 pairs of sliding patio doors to rear terrace. Radiator. Exposed "A" frame.

### **On the First Floor -**

**Galleried Landing** Sloping ceiling. Velux window. Exposed stone wall. Radiator. 2 walk-in wardrobes.

**Bedroom 1** 3.50 x 3.48m Window to front elevation. Laminate flooring. Sloping ceiling. Radiator.

**Bedroom 2** 4.50 x 2.27m Window to front elevation. Sloping ceiling. Radiator. Laminate flooring.

**Cloakroom** Tiled floor and partly tiled walls. WC. Hand basin. Extractor.

**Shower Room** Velux window to rear elevation. Shower. Heated towel rail. Sloping ceiling. Vanity unit. Shelving.

**Bedroom 3** 3.43 x 2.99m Window to front elevation. Sloping ceiling. Radiator.

**Bedroom 4** 3.75 x 2.79m Window to front elevation. Sloping ceiling. Radiator.

**Bathroom** 2.63 x 1.89m Marble tiles and bath panel. Vanity unit. Sloping ceiling. Velux window to rear elevation. Marble dressing room. Radiator. Inset spotlights. Bath with mixer tap/shower fitment.

## **OUTSIDE :**

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

**Attached Garage** 5.15 x 3.90m Tiled floor. Electric up-and-over door with pedestrian door. Window to front and 2 windows to east elevations. Sink unit. **Pump for well water.**

**Separate Detached Timber Garage** 7.19 x 6.08m Metal up-and-over metal door. Stainless steel sink. Concrete floor. **Old Bread Oven/Smoking Room.**

**Old Bakery** 4.01 x 3.12m Concrete floor. Power and light.

**Detached Garage** 5.77 x 2.91m Metal up-and-over door.

**Attached Timber Shed** with sheet metal roof.

**Paddock with field shelter.**

**Chicken coop and run.**

**Vegetable garden with polytunnel.**

**3 small lakes.**

**Magnificent park-style gardens.**

## THE ACCOMMODATION IN THE GÎTE COMPRISES :

### On the ground floor -

**Living Room/Kitchen** 6.71 x 5.32m Granite fireplace. Double stainless steel sink. Convector heater. Partly glazed door and side panel and window to front elevation. Tiled floor. **Stairs to first floor. Stairs to basement wine cellar.**

### On the First Floor -

**Bedroom** 6.68 x 4.50m Velux window to rear and window to front elevations. Laminate flooring. **Hatch to loft.**

## ADDITIONAL INFORMATION :

Mains water, telephone, broadband and electricity are connected. Drainage to an all water septic tank. Gas central heating and hot water. Heat pump and pellet wood burner. Double glazed, PVC framed windows.

## FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,200€ per annum

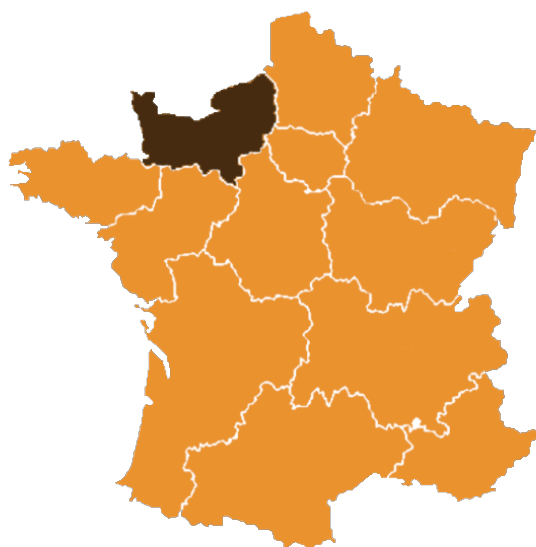
## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€473,000

## Key Information

Internal Area:	143 sqm
Land Area:	1.43 ha

## Location: Normandy



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