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Countryside house for sale in Manche - VIRTUAL TOUR

Coutances , Manche , Normandy



€298,500

inc. of agency fees

3 Beds 2 Baths 107 sqm 6.22 ha

Detached former mill with lake and land of 15 acres in bucolic setting
This property has been completely renovated by the present...

At a Glance

Reference	MFH-NORF01899	Near to	Coutances	Price	€298,500
Bed	3	Bath	2	Hab.Space	107 sqm
Land	6.22 ha	Pool	No	Land Tax	N/A

Property Description

Detached former mill with lake and land of 15 acres in bucolic setting

This property has been completely renovated by the present owners over the last 21 years. It is situated at the end of a no through road, surrounded by its own land, with no near neighbours. The accommodation is

arranged over 3 floors and there is potential to extend into the attached barn. It is possible to buy the property with less land.

This house is situated in the Manche area of Normandy, 5 km from Coutances. It is 27 km from Saint-Lô and 280 km from Paris. The beach at Agon-Coutanville is 10 km from the property. A little further afield are the D-Day landing beaches (53 km), the Mont St Michel (50 km). It is 315 km from Calais.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Lounge 4.97 x 4.56m Window and partly glazed door to front and window (with cupboard under) to north elevations. Cupboard housing electrics. Tiled floor. Stairs to first floor. Granite fireplace with woodburner. Radiator.

Dining Room 4.06 x 2.53m 2 windows to east and glazed double doors (opening onto patio) to south elevations. Tiled floor. Radiator.

Kitchen 3.65 x 3.62m (max) Window to south elevation. Range of matching base and wall units. Space for free-standing fridge/freezer. Space for free-standing cooker with extractor hood over. Space and plumbing for dishwasher. Stainless steel sink with mixer tap. Tiled floor. Granite worktops with splashback. Radiator.

Shower Room Hand basin. WC. Tiled floor. Shower. Extractor.

Utility Room 2.84 x 2.34m Window to north elevation. Worktops with tiled splashback. Inset spotlights. Wall units. Space for upright fridge/freezer.

On the First Floor -

Landing Part wood flooring. Spiral staircase to second floor. Inset spotlights.

Bedroom 1 4.42 x 4.13m (max) 2 windows to east elevation. Wood flooring. 2 radiators.

Study/Dressing Room 4.15 x 0.71m (to finish) Window to front elevation. Sloping ceiling.

Bedroom 2 3.40 x 3.07m 2 windows to south elevation. Laminate flooring. Radiator. Storage cupboard with space and plumbing for washing machine. Sloping ceiling. Inset spotlights.

Bathroom 3.14 x 2.08m Window to north elevation. Pedestal basin. WC. Radiator. Inset spotlights.

Extractor. Shower. Bath with mixer tap/shower fitment. Cupboard housing hot water cylinder.

On the Second Floor -

Bedroom 3 4.49 x 3.07m (max) Sloping ceiling. Velux window to front and west and window to north elevations. Laminate flooring. Radiator.

OUTSIDE :

Attached Barn to the rear of the property 6.30 x 3.51m Constructed of stone under a Fibro-cement and corrugated iron roof. Power and light. Window and pedestrian door to north elevation. Lean-to Log Store.

Patio area to the front of the house. Partially enclosed BBQ area. Outside sink.

Treehouse.

Small orchard. Fields. Lake.

2-storey Detached Barn to renovate 7.43 x 5.18m Stone and brick under a corrugated iron roof. Pedestrian door to north and east (first floor) elevations.

All from water wheel remaining from the old mill.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Fibre optic broadband available near property. Heating is provided by radiators which are run off the woodburner with a back boiler or an oil fired boiler. Electric hot water cylinder. Double glazed windows. All water septic tank (believed to have been installed about 2014).

FINANCIAL DETAILS :

Taxes Foncières : 482€ per annum

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€298,500

Key Information

Internal Area:	107 sqm
Land Area:	6.22 ha

Location: Normandy



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