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## Countryside house for sale in Manche - VIRTUAL TOUR

**Le Luot** , **Manche** , **Normandy**



# €161,000

inc. of agency fees

3 Beds    3 Baths    89 sqm    1 ha

Detached stone house currently run as a Bed and Breakfast with room to extend and 2.5 acres of land with outbuildings This property...

### At a Glance

<b>Reference</b>	MFH-NORF01906	<b>Near to</b>	Le Luot	<b>Price</b>	€161,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	89 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Detached stone house currently run as a Bed and Breakfast with room to extend and 2.5 acres of land with outbuildings

This property has been extensively renovated by the present owners and offers comfortable accommodation

over 2 floors with potential to triple the habitable space in the main house by extending into the attached stone barn. There are 2 other detached stone barns which may be suitable for conversion, subject to planning. The land is level and well maintained and surrounds the property on all sides. The 2 en-suite first floor bedrooms are currently successfully let for B&B.

The house is near a small village and is conveniently situated, a 10 minute drive from the small city of Avranches with numerous amenities. It is 15 minutes from Villedieu les Poêles and 30 minutes from Granville. There are main train stations at Villedieu les Poêles and Granville. It is 10 minutes from the A84/N175 junction at Avranches, the main auto route towards Brittany and Le Mont Saint Michel. There are numerous attractions in close proximity from the UNESCO heritage site at Mont Saint Michel (30 minutes) to the D-Day landing beaches on the North coast (1 hour). Between these world famous sites, you could visit Bayeux (1 hour), Le Chateau of William the Conqueror at Caen (1 hour) or head down to Domfront (50 minutes), a picturesque Medieval citadel in the beautiful valley of the Sée. Locally, beautiful sandy beaches at Carolles and Julloville are 12 kms away, there is a great Zoo at Champrepeux some 10 kms from the property, plus the local port town of Granville, where you can catch a ferry to either the Isles of Chaussey or Jersey/Guernsey. It is 117 kms from the Ferry Port at Caen Ouistreham, 157 kms from Cherbourg, 70 kms from Saint-Malo and 442 kms from Calais.

## **THE ACCOMMODATION COMPRISES :**

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

**Lounge/Dining Room** 5.37 x 5.04m Window and partly glazed double doors to south elevation. Stairs to first floor with cupboard under. Fireplace with woodburner. Electric radiator. Telephone socket. Laminate flooring.

**Bedroom 1** 5.45 x 2.07m Window to south elevation. Radiator. Laminate flooring.

**Utility Room** 2.15 x 1.49m Laminate flooring. Space and plumbing for washing machine. Space for tumble dryer. Inset spotlights. Worktop.

**Shower Room** 1.92 x 1.92m Obscure glazed window to east elevation. Laminate flooring. Shower. Extractor. WC. Vanity unit. Heated towel rail. Inset spotlights.

**Kitchen** 4.69 x 3.44m Glazed door to west elevation. Laminate flooring. Range of matching base and full height units. Exposed beam. Space and plumbing for dishwasher. Sink with mixer tap. Space for upright fridge/freezer. Exposed stone wall. Worktop with tiled splashback. Built-in oven and 3 ring electric induction hob with extractor hood over. Upright radiator. Door to attached barn.

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

**Landing** Wood flooring. Door to stairs to second floor.

**Bedroom 2** 5.05 x 3.05m Window to north elevation. Wood flooring. Radiator. sliding door to:

**En-Suite Shower Room** Tiled floor and walls. Shower. Vanity unit. WC. Heated towel rail. Inset spotlights. Extractor.

**Bedroom 3** 5.37 x 2.22m Window to south elevation. Wood flooring. Clothes hanging space and drawers. Radiator. Sliding door to:

**En-Suite Shower Room** - Vanity unit. Shower. WC. Heated towel rail. Extractor. Inset spotlights.

**On the Second Floor -**

**Loft Space** 5.37 x 5.32m Skylight. Wood flooring. Window to south elevation.

**OUTSIDE :**

Double metal gates lead to a gravel drive, parking and turning area. The garden is laid to lawn with mature hedges, trees and flower borders. Well. Separate entrance to field.

**Detached stone and block Bread Oven** 4.12 x 3.21m Window and door to south elevation. Attached 2 small **Stables** 3.86 x 2.12m. Outside tap.

**2nd Detached Stone Barn** 10.00 x 4.15m overall. Divided into 3 sections. Corrugated iron roof. Loft over.

**Large Stone Barn** attached to the main house (ideal for extension). Divided into:

**Room 1** 6.05 x 3.42m Connecting door to kitchen. Glazed double doors to east elevation. Water.

**Barn** 8.35 x 7.79m (used as workshop). Concrete floor. Pedestrian door to garage. Sliding metal door to west elevation.

**Attached Corrugated Iron Garage** 10.48 x 5.51m Ideal for a motor home. Large metal door to south elevation.

**Attached Block Barn** 8.26 x 3.92m Pedestrian door to rear (formerly 2 stables).

**Attached Open Fronted Barn** 8.25 x 4.33m

**Attached Timber Garage** 5.05 x 3.05m Double doors to front elevation.

**Tool Store** (to the rear of Room 1). 3.36 x 1.99m Glazed door to east elevation.

**ADDITIONAL INFORMATION :**

Mains water and electricity are connected along with telephone and broadband. Drainage is to an all water septic tank which was installed in 2023. Individual electric heating to radiators. Hot water cylinder tank installed in 2024. Double glazed windows.

**FINANCIAL DETAILS :**

Taxes Foncières : 345€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€161,000

## Key Information

Internal Area:	89 sqm
Land Area:	1 ha

## Location: Normandy



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