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Countryside house for sale in Manche - VIRTUAL TOUR

Gathemo , Manche , Normandy



€224,500

inc. of agency fees

3 Beds 2 Baths 98 sqm 0.41 ha

Attractive detached stone house with heated swimming pool in just over an acre of gardens This property offers spacious family accommodation...

At a Glance

Reference	MFH-NORF01937	Near to	Gathemo	Price	€224,500
Bed	3	Bath	2	Hab.Space	98 sqm
Land	0.41 ha	Pool	No	Land Tax	N/A

Property Description

Attractive detached stone house with heated swimming pool in just over an acre of gardens

This property offers spacious family accommodation with a large farmhouse kitchen, living room, 3 bedrooms (+ sleeping area), family bathroom and downstairs shower room, toilet and utility area. A

particular feature of the property is the spacious garden with a large, sunny patio and the in ground, heated, swimming pool. It has been recently re-decorated and viewing is highly recommended. The property is connected to ultra high speed (>1GB/s) fibre optic broadband and has a good 4g mobile telephone signal. The current owners have rented the house out in peak season with an average of 6 weeks bookings (2024 rate €2200 / week) a year for the last 4 years. The local team that handles handovers / cleaning / grounds and pool maintenance and emergencies have said that they are happy to continue if required. In addition, almost all the existing contents are available by separate negotiation, so the property is "ready to go" if required.

The property is situated about 1km from a small village with an excellent bakery and a bar / restaurant is planned to open in 2025. The property is in a small rural hamlet of 4 houses and is reached by a quiet no through road. It is 10 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. The beaches on the west coast are an hour's drive away and the ports of Caen and Cherbourg are approximately 80 minutes and an hour and forty minutes drive, respectively. It is under 90 minutes drive to Rennes airport which offers direct flights to Paris, London, Frankfurt, Amsterdam and other European cities and the channel tunnel is between 4 and 4 1/2 hours' drive.

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Farmhouse Kitchen 4.95 x 4.56m Window and door to front and window to rear elevations. Granite fireplace with inset wood-burner and vents. Tiled floor. Part wood panelled walls. Convector heater. Space for free standing fridge/freezer and cooker. Range of matching base and wall units including display unit. Solid wood worktops and tiled splash-backs. Space and plumbing for dishwasher. Ceramic butler sink with mixer tap.

Lounge 4.95 x 3.19m Tiled floor. French doors with opening glazed side panels to front elevation and on to terrace. Window to rear elevation. Convector heater. Vent from wood-burner.

Inner Hall 3.00 x 2.23m Window to rear elevation. Stairs to first floor. Electrics. Telephone socket. Door to attached garage.

Shower Room 3.10 x 2.89m Window to front elevation. Tiled floor. Partly tiled walls. WC. Pedestal basin. Shower. Convector heater. Space and plumbing for washing machine. Space for tumble dryer. Fitted cupboard with worktop over.

On the First Floor -

Study Area/landing 2 windows. 2 convector heaters. Sloping ceiling. Space for a double bed (futon).

Bedroom 1 2.89 x 2.84m Velux window to rear elevation. Sloping ceiling. Convector heater.

Bathroom 2.84 x 2.00m Velux window to rear elevation. Wood flooring. WC. Pedestal basin. Bath with mixer tap/shower fitment and tiled surround. Quadrant shower cubicle with glass doors, thermostatic shower with rainfall and hand held shower. Hatch to loft. Convector heater.

Bedroom 2 4.74 x 3.12m Window to east and front elevations. Convector heater. Sloping ceiling. Vent from wood-burner.

Bedroom 3 4.00 x 3.42m Sloping ceiling. Velux window to rear elevation. Laminate flooring. Convector heater.

OUTSIDE :

Metal 5 bar gate gives access to gravel drive and:

Garage 5.92 x 3.57m Timber sliding door to front elevation. Hot water cylinder. Concrete floor. Partitioned to create internal lockup space housing pressurised water system.

The garden is laid to lawn with mature trees, shrubs and hedges. Patio area. Outside lighting. Fenced and gated garden area dog proof garden area.

Enclosed in-ground 32,000 litre **swimming pool** (8m x 4m at the widest point with a maximum depth of approx. 1.5m) with detached stone pool house (old bakery). It is **heated** via a 19KW air-source heat pump installed in 2022. It has a new pump, steps and pool cover. A replacement pool liner will be installed in Spring 2025.

Detached **stone building** with no roof.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Wifi controlled heating system and external camera. Electric heating and woodburner. Drainage is to a septic tank. Fibre Optic broadband available 1 Gb/s with 2 wifi repeaters.

FINANCIAL DETAILS :

Taxes Foncières : 865€ per annum

Taxe d'habitation : 535€ Means tested

Asking price : 224,500€ including Agency fees of 14,500€. Notaire's fee - 16,400€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 1 770€ and 2 450€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries).

Information regarding the environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

Property Ref : SIF - 001290

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€224,500

Key Information

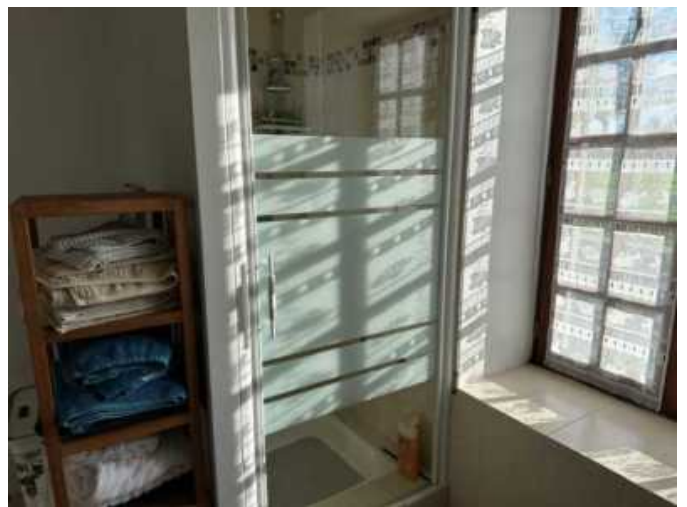
Internal Area:	98 sqm
Land Area:	0.41 ha

Location: Normandy



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