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Countryside house for sale in Manche - VIRTUAL TOUR

Isigny-le-Buat , Manche , Normandy



€330,000

inc. of agency fees

6 Beds 3 Baths 232 sqm 0.63 ha

Characterful house and gîte with large garden This property stands in grounds of over 1 1/2 acres and is well maintained inside and...

At a Glance

Reference	MFH-NORF01945	Near to	Isigny-le-Buat	Price	€330,000
Bed	6	Bath	3	Hab.Space	232 sqm
Land	0.63 ha	Pool	No	Land Tax	N/A

Property Description

Characterful house and gîte with large garden

This property stands in grounds of over 1 1/2 acres and is well maintained inside and out. The gîte was renovated in 2003 by Artisans and let from 2004 - it generates a useful income mainly for weekends on Air

B&B and is licensed to sleep 12 people. The house and gîte have separate electricity, water and drainage. The separate access to the paddock could be brought up to the main house if a new purchasers wished to completely separate the houses.

The neighbouring property is also available ([click here for details](#)).

The property is approximately 5 minutes away from Isigny-le-Buat with amenities including a bank, supermarkets, restaurants, newsagents, doctor's surgery, vet's surgery and a school. The nearest large town is St.Hilaire du Harcouët which is 10 minutes drive and has lots of shops, restaurants and cafes, a swimming pool and a hospital. There is also a popular weekly market on Wednesday mornings. The property is situated approximately 30 minutes drive away from the coast and 1 hour and 15 minutes from the ferry port at Caen Ouistreham. The UNESCO heritage site of Mont St. Michel is just 25 minutes drive away. The popular towns of Fougères, Avranches, St.James and Vire, all of which have weekly markets, are all within easy driving distance. Fougères boasts a beautiful chateau, forest, lake and man-made beach. Avranches, Vire, Vitré, Flers and Laval all have train stations from where you can get to Paris (about 2.5 hours). The main A84 motorway is just 10 miles away, and you can drive from Calais/Eurotunnel in 4.5 hours. The ferry port of St.Malo is 1 hours drive, Caen/Ouistreham is 1.5 hours drive, Cherbourg 2 hours, Le Havre 2 hours and Dieppe 3 hours. There are airports at Dinard & Rennes which are both one hour's drive away.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the Ground Floor -

Open Plan Lounge/Dining Room 6.10 x 5.32m Partly glazed door and side panel, and window to front elevation. Tiled floor. Exposed stone and Colompage walls. Stairs to first floor. Exposed beams. Granite fireplace with woodburner.

Kitchen 3.79 x 2.58m Window to front elevation. Tiled floor. Range of matching base and wall units. Solid wood worktops and tiled splashback. Inset sink with mixer tap. Space for free-standing cooker. Space for free-standing fridge/freezer. Exposed beams. Cupboard housing electric meter. ???

Bathroom 3.77 x 2.55m Window to rear elevation. Laminate flooring. Cupboard with space and plumbing for washing machine. WC. Vanity unit. Cupboard housing hot water cylinder. Sunken bath with mixer tap/shower fitment and tiled surround. Shower. Laminate flooring. Extractor. Exposed beams. Heated towel rail.

On the First Floor -

Mezzanine Study Area 6.02 x 4.29m 4 windows and Velux window to front elevation. Exposed "A" frame and Colompage and stone walls. Wood flooring.

Bedroom 1 4.75 x 3.87m 2 window to east and window to front elevations. Part laminate and part tiled floor. Exposed beams. Sloping ceiling.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the ground floor -

Open-Plan Lounge/Dining Room 7.46 x 6.80m Partly glazed door and window to front and window to west elevations. Granite fireplace with woodburner. Exposed beams. Tiled floor. 2 convector heaters. Stairs to first floor. Opening to:

Kitchen/Breakfast Room 4.28 x 4.03m Window to front elevation. Exposed beams. Convector heater. Tiled floor. Range of matching base units. Space for free-standing cooker and upright fridge/freezer. Space and plumbing for dishwasher. Solid wood worktops and tiled splashback. Inset sink with mixer tap.

Bathroom 3.52 x 2.04m Obscure glazed window to east elevation. Hot water cylinder. WC. Pedestal basin. Convector heater. Space and plumbing for washing machine. Bath with mixer tap/shower fitment and partly tiled surround. Extractor.

On the First Floor -

Landing Laminate flooring. Hatch to loft.

Mezzanine Bedroom 2.86 x 2.68m (min) Window to front elevation. Exposed beams. Laminate flooring.

Bedroom 2 3.70 x 3.00m Laminate flooring. Window to front elevation. Sloping ceiling. Convector heater. Exposed beams.

Bedroom 3 3.73 x 3.20m Window to east elevation. Laminate flooring. Exposed beams. Sloping ceiling. Convector heater.

Bedroom 4 3.87 x 3.45m Window to front elevation. Laminate flooring. Convector heater.

Bedroom 5 3.47 x 2.61m Laminate flooring. Velux window to rear elevation. Sloping ceiling. Convector heater.

Shower Room 4.02 x 1.93m Velux window to rear elevation. Sloping ceiling. Pedestal basin. WC. Shower. Convector heater. Extractor.

OUTSIDE :

Private garden area with covered patio/seating area for the gîte.

A gravel drive leads to parking and turning area. The garden is laid to lawn with mature trees. Woodstore. Outside the main house is a stone patio area and an ornamental pond. Well-kept paddock with separate access gate.

Above-ground pool and hot tub area. Outside shower.

Old Bakery 4.46 x 4.30m Attached shed and log store. Mezzanine storage area.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected to both properties. Broadband internet connection with Fibre optic due soon. Heating is provided via a wood burner and there is an electric cylinder tank for hot water in the main house with hardwiring for electric heating. The gîte is heated by a woodburner and 8 electric convector heaters. Double glazed, wooden windows. Both properties have their own all water septic tank - one installed in 1999 and the other in 2003.

FINANCIAL DETAILS :

Taxes Foncières : 1,164 € per annum

Taxe d'habitation : € per annum

Asking price : 330,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fee of 23,300€

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 € and € 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 on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001945

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€330,000

Key Information

Internal Area:	232 sqm
Land Area:	0.63 ha

Location: Normandy



Gallery











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C. BAUER – Sunday Times

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