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## Countryside house for sale in Manche - VIRTUAL TOUR

**Saint-Hilaire-du-Harcouët**, Manche, Normandy



# €235,000

inc. of agency fees

4 Beds   3 Baths   200 sqm   2.11 ha

Country house with outbuildings set in over 2 hectares This detached property has been renovated including re-wiring about 10 years...

### At a Glance

<b>Reference</b>	MFH-NORF01965	<b>Near to</b>	Saint-Hilaire-du-Harcouët	<b>Price</b>	€235,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	200 sqm
<b>Land</b>	2.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Country house with outbuildings set in over 2 hectares

This detached property has been renovated including re-wiring about 10 years ago, a recent fully fitted kitchen and a recently installed wood burner. The ornate granite stones around the door and window are

believed to have been reclaimed from a ruined Monastery at nearby Savigny-le-Vieux. It lends itself to use as a house with attached gîte or annexe for a relative. The land is suitable as a smallholding or for a couple of horses. The numerous outbuildings offer the possibility of renovation.

The property is situated in a village in the Manche (Normandy region) in the north of France, 60 km from Saint-Lô, the department capital. The medieval town of Domfront is 25 km and Fougères 30 km with its forest, lake and man-made beach. It is about 31 km from the beach and UNESCO heritage site of Mont Saint Michel. The attractive market town of Saint Hilaire du Harcouët with its weekly market is about 5 km from the property and Mortain is about 10 km. It is 333 km from the Channel Tunnel at Calais but closer ferry links are available via Caen Ouistreham (95 km) or Saint-Malo (69 km).

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## **THE ACCOMMODATION COMPRISES**

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

**Kitchen/Dining Room** 7.16 x 5.46m Tiled floor. 2 windows to rear and window and glazed door to front elevations. **Fireplace with wood burner.** 2 radiators. Fitted base units. Space for American-style fridge/freezer. Built-in dishwasher. Stainless steel sink with mixed tap. Space for range-style cooker with extractor over. Wood-effect work surfaces with tiled up-stands.

**Utility Room** 6.35 x 4.39m (max) Glazed door to front and window to rear elevations. Space and plumbing for washing machine. Hot water cylinder. Radiator. Tiled floor.

**Shower Room** Obscure glazed window to rear elevation. shower. WC. Hand basin. Heated towel rail. Tiled floor.

### **(The following could form a Gite if required)**

**Lounge/Dining Room** 4.50 x 4.23m Window and glazed door to front elevation. Radiator. Stairs to first floor. Tiled floor. Ornamental fireplace. Door to:

**Study Area** 2.59 x 1.42m Window to rear elevation. Tiled floor.

**Shower Room** 3.09 x 2.60m Obscure glazed window to rear elevation. Pedestal basin. WC. Radiator. Shower. Tiled floor. Door to:

**Store Room** 3.54 x 2.43m Window to rear elevation. Door to:

**Boiler Room** 3.21 x 1.93m Boiler. Oil storage tank. Window and door to front elevation.

**On the first floor (via stairs from the Dining Room) :**

**Landing** Laminate flooring. Hatch to loft.

**Bedroom 1** 6.82 x 3.42m Window to front and Velux window to rear elevations. Exposed beams. Radiator. Sloping ceiling

**En-Suite Bathroom** 2.08 x 2.12m Radiator. Pedestal basin. Bath with mixer tap. WC. Velux window to rear elevation.

**On the First Floor (via stairs next to the kitchen) :**

**Bedroom 2** 7.10 x 3.66m Window to front elevation. 3 radiators. Exposed beam. Hatch to loft.

**Bedroom 3** 5.36 x 3.32m Window to front elevation. Radiator. Recess for clothes hanging. Door to:

**"Jack & Jill" Cloakroom** 3.44 x 1.35m WC. Pedestal basin. Velux window to rear elevation. Radiator.

**Bedroom 4** 3.98 x 3.68m (max) Velux window to rear elevation. Radiator. Door to "Jack & Jill" cloakroom and hall.

**OUTSIDE :**

Gravel drive with parking and turning area, garden laid to lawn with flowers and shrubs.

**Attached Barn** 11.00 x 8.16m Stairs to loft over. Large wooden doors and 2 small windows to front and rear elevations.

**Hayfield - Cob and slate roof** outbuilding to renovate.

**Orchard** - Approximately 50 cider/eating apple trees (producing 12 tonnes in best year. (Enough apples to sell).

**Large corrugated iron Barn**

**Large Outbuilding** constructed of cob under a slate roof.

**Chicken coop with tiled roof.**

**Old Bread Oven** Constructed of CB under a tiled roof. **Attached Open-fronted Double Car Port/Wood Store.**

**Vegetable Plot.**

**Cob and tiled Garage.**

**2 corrugated iron stables. Cob building with tiled roof and paddock.**

**ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Fibre optic internet. Drainage is to an all water septic tank. Oil fired central heating and a woodburner. Double glazed windows.

**FINANCIAL DETAILS :**

Taxes Foncières : 750 € per annum

Taxe d'habitation : € per annum

**Asking price : 235,000€ including Agency fees of 15,000€. In addition the buyer will pay the Notaire's fee of 17,100€**

**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 3 808 to 5 152€ 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

SIF – 001965

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€235,000

## Key Information

Internal Area:	200 sqm
Land Area:	2.11 ha

## Location: Normandy



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**C. BAUER – Sunday Times**

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