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## Farmhouse for sale in Manche - VIRTUAL TOUR

Le Fresne Poret , Manche , Normandy



**€272,000**

inc. of agency fees

6 Beds

237 sqm

Maison de Maître with 5 B&B rooms and owners' accommodation This house has been carefully arranged to provide 5 B&B rooms...

### At a Glance

**Reference** MFH-NORF01764

**Near to** Le Fresne Poret

**Price** €272,000

**Bed** 6

**Pool** No

**Hab.Space** 237 sqm

**Land Tax** N/A

### Property Description

Maison de Maître with 5 B&B rooms and owners' accommodation

This house has been carefully arranged to provide 5 B&B rooms with potential to add more and separate owners' accommodation - it is versatile in as much as the main living space could be adjusted in accordance

with a new owner's needs. It would also be possible to use the existing space as 2 self-contained gîtes and owners' accommodation with the small addition of a kitchen to one area.

The property is near the village of Ger (with all everyday amenities) and with easy access to the popular market town of Sourdeval. Sourdeval is a thriving market town where excellent shopping facilities, restaurants and bars are available. It is situated in the Southwest of Normandy, near the border of Manche and Calvados. Further amenities are available at Flers, including a train station giving access to Paris Charles de Gaulle. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches and the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 20 minutes drive, as is the Saint Sever forest.

here

## **THE ACCOMMODATION COMPRISES**

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

#### **Storm Porch**

**Entrance Hall** 7.27 x 1.63m Tiled floor. Double doors to front elevation. Stairs to first floor. Pellet burner. Coving.

**Games Room** 4.95 x 3.40m Window to front elevation. Part wood panelled walls. Tiled floor. Woodburner. Coving.

**Guest Lounge/Dining Room** 5.97 x 3.45m Herringbone wood flooring. Window to front and glazed double doors to rear elevations. Woodburner. Coving.

**Store Room** 3.41 x 1.96m Window to rear elevation. Tiled floor. Built-in cupboards and shelving.

**Kitchen/Breakfast Room** 6.37 c 2.98m Range of matching base units with wood worktops. Double sink with mixer tap. Cupboard housing electric meter. Tiled splashback. Space and plumbing for dishwasher. Space for range style cooker with extractor hood over. Breakfast bar. Partly glazed door and side panel to garden room. Cupboard housing hot water cylinder.

**Study Area** 2.52 x 1.25m Window to rear elevation. Tiled floor. Built-in cupboard. Connecting door to additional bed and breakfast wing.

### **B&B ROOMS -**

**Entrance Lobby** Door to front elevation. Laminate flooring.

**Inner Hall** Laminate flooring. Connecting door to Study Area. Coving. Inset spotlights.

**Bedroom 1** 3.56 x 3.20m Window to front elevation. Laminate flooring.

**Bedroom 2** 4.80 x 3.75m Glazed double doors to east elevation. Tiled floor. Coving. Inset spotlights.

**Shower Room** 2.01 x 1.96m Vanity unit. Large walk-in shower. Heated electric towel rail. Tiled walls. WC.

**Garden Room** 8.80 x 1.73m Partly glazed with door to rear garden. Connects main guest accommodation to owners accommodation.

**Store Room** 5.10 x 4.50m Door from the garden room and part glazed door to east and window to west elevations. Stairs to basement wine store. Stairs to owners apartment.

**Laundry Room** 3.06 x 2.77m Window to east and partly glazed door to south elevations. Ceramic sink. Walk-in cupboard.

**Cloakroom** Window to south elevation. WC. Tiled floor.

**On the First Floor -**

**Landing** Wood flooring. 2 windows to rear elevation. Stairs to loft. Cupboard housing hot water cylinder.

**SUITE 1 (family Room) -**

**Entrance Lobby** Window to front elevation.

**Bedroom 1** 3.45 x 3.44m Wood flooring. Electric radiator. Window to front elevation.

**Bedroom 2** 3.88 x 3.41m Wood flooring. Window to front elevation. Coving. Ornamental fireplace with electric fire. Door to:

**En-Suite Wet Room** 2.52 x 1.91m Vanity unit. Suspended WC. Shower. Heated electric towel rail.

**Study/Store Room** 3.46 x 3.44m Wood flooring. Window to rear elevation.

**Suite 2 -**

**Bedroom** 6.49 x 3.10m Wood flooring. Window to front and rear elevations. Electric radiator. Coving. Door to:

**En-Suite Shower Room** 2.46 x 1.98m Window to rear elevation. Vanity unit. Heated electric towel rail.

Shower. WC. Coving.

**On the Second Floor** - (Ideal for conversion to provide additional bedrooms).

**Room 1** 8.90 x 4.50m Wood flooring. 2 skylights to front and skylight to rear elevations.

**Room 2** 13.70 x 4.13m (Insulated) Sloping ceiling. Wood flooring. 3 skylights to front and skylight to rear elevations.

**From the interconnecting door on the ground floor:**

## **OWNERS' APARTMENT**

**Loft Space** 6.10 x 1.91m Skylight to east and west elevations. Wood flooring. Sloping ceiling.

**Lounge/Dining Room/Kitchen** 6.51 x 4.89m Laminate flooring. 2 windows to east elevation. Glazed double doors to balcony. Woodburner. Matching base units. Space for under counter ridge. Worktops and tiled splashback.

**Shower Room** 2.32 x 1.76m WC. Vanity unit. Large walk-in shower. Tiled walls.

**Bedroom** 3.79 x 3.43m Wood flooring. Window to front elevation. Built-in wardrobes.

## **OUTSIDE:**

Double wrought iron gates lead to parking and turning area. Walled **garden** to the front of the property with mature hedging and flower beds. Pedestrian gate.

**Garage** 5.53 x 4.96m Sliding wooden door to front elevation. Concrete floor. 2 windows to east elevation.

The remainder of the garden is laid to lawn with petanque, seating area and patio. Mature hedges, shrubs and trees.

Pretty garden store.

## **ADDITIONAL INFORMATION :**

Mains water and electricity are connected. Mains drainage. Heating is provided by 3 woodburners, 1 pelletburner and electric radiators. There are three hot water cylinders. There is a mixture of both single and double glazed windows. Broadband internet connection - fibre optic.

## **FINANCIAL DETAILS :**

Taxes Foncières : 1.875 € per annum

Taxe d'habitation : € per annum

**Asking price : 272,000€ including Agency fees of 17,000€. In addition the purchaser will have to pay the Notaire's fee of 19,500€**

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 15/08/2015 (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)

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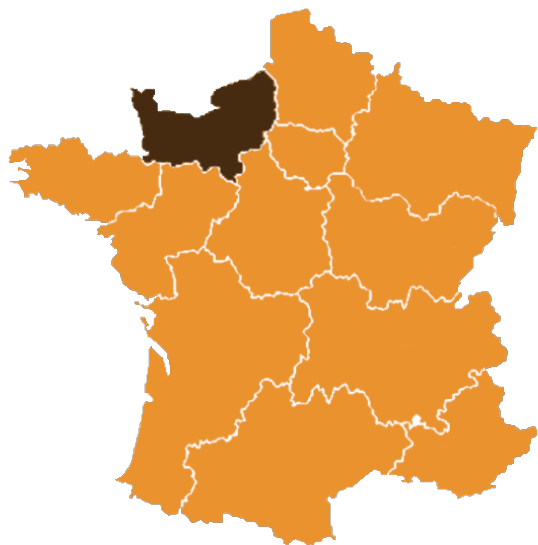
## Summary

Property type: Farmhouse  
Bedrooms: 6  
Price: €272,000

## Key Information

Internal Area: 237 sqm

## Location: Normandy



## Gallery

















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**C. BAUER – Sunday Times**

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