

Normandy - Ste Mère Eglise area - Stone farm

Farmhouse, stone and authenticity

House of 200m² about (renovation in progress), 5 stables, outbuildings and grasslands in the heart of the historic breeding grounds of Normandy.

House : ground floor :

Main entrance door leading to large central staircase, dining room of about 38 m², monumental fireplace, old paving , modern kitchen of 20m² approximately, other rooms type kitchen, office, living room of 5 to 20m², SdB and toilet, access small inner courtyard with two dependency with use of cellar / cellar

1st floor: 3 rooms of 12 to 25m² about, 2 bathrooms among which one equipped with a shower thalasso and a sauna

Convertible lofts

Additional information: Electric heater and top-of-the-range radiators (German brand Stierel Eltron), lava stone, double glazed doorframes for acoustic and thermal insulation.

Possible gîtes.

Outbuildings: outbuilding adjoining the house (30m long with attic on the surface, 8m wide). include stales, garages, carts, stalls, storage, others (very good framework).

Land: garden in front of, plot of earth walled and field of approx. 1.9 fenced.

Septic tank sanitation

Tax land: around approx. 800 € by year

Non contractual document

Net sales price of seller: 380 000 euros net seller

Agency fees (6.5% included VAT or 24 700 euros) paid by the purchaser.

Overview

Property ID	827
Property Price	404 700€
Size	200 m2
Land Area Size	2.2 ha
Bedrooms	3
Bathrooms	2
Garages	1
Garage Size	50 m2

Photos





Contact

Eric FOURNIER

Phone Number : 00 33 (0)6 74 90 92 37

Email : eric.fournier.pro@wanadoo.fr