



## Detached 3-bed farmhouse, Villedieu-les-Poeles, Manche

### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 289,875.65

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Normandy
Írányítószám:	50800
Feladta:	2026. 05. 17.

#### Leírás:

This fully detached granite farmhouse has been renovated over time by the current owners and comes with over an acre of beautiful grounds. There are 3 bedrooms, both a summer and winter living room and a large attached granite barn. The property is 5mins from the market town of Villedieu-les-Poeles, 25mins from the coast and 90mins from the ferry port at Cherbourg.

The property is set out over 4 levels and has a total habitable space of around 170m<sup>2</sup>. The large kitchen is on the ground floor, from here there are two steps up to the large summer living room which has French doors directly to the garden. This room gets plenty of light as it's south-facing. There are stairs to the winter living room which has large working fireplace. The bathroom is also situated on this level. Stairs take you to the two double bedrooms and the master suite on the upper floor.

All bedrooms have a sofa and chest of drawers as well as a wardrobe in the master bedroom.



Ground floor:

Kitchen: 8m × 4m

‘Summer’ Living room: 8m × 4.5 m

First floor:

‘Winter’ living room: 8m × 4.5 m

Bathroom: 3m × 2.5 m

Second floor:

Bedroom 1: 4.5m × 3.5 m

Bedroom 2: 4.5m × 3.5 m

Third floor:

Master bedroom: 5m × 5m



## Outside:

The house is in its own grounds of one acre with apple trees, silver birches and other trees. The barn is made of granite and measures 8.5m x 11.5m. Half of the roof is tiled, the other half corrugated iron. It currently serves as useful storage space for garden machinery and logs etc.

## Location:

The property is situated in a peaceful and private location, surrounded by cornfields, in the village of Chérencé-le-Héron. Just a few minutes away is the medieval market town of Villedieu-Les-Poeles. The town is known for its weekly produce market and also has a good selection of shops and restaurants. The popular coastal resort of Granville is 25mins away, whilst the ferry ports at Cherbourg and Caen are both within easy reach.

## At a glance:

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Habitable space: 170m<sup>2</sup> (approx)

Plot size: 4046m<sup>2</sup> / 1 acre (approx)



DPE rating: TBC

Taxe fonciere: TBC

Heating: Open fireplace + electric radiators

Drainage: Septic tank (conforms to latest regulations)

Distance to shops: 5mins

Distance to coast: 25mins

Distance to ferry port: 60mins to Caen, 90mins to Cherbourg

Distance to train station: 5 mins with direct connection to Paris

Location & Setting: Rural, countryside, peaceful, walking distance to local bar & shop, close to market town

Character & authenticity: Traditional stone farmhouse. Renovated period property with original character features, fireplaces, stone walls & beams

Lifestyle: Calm, relaxed living enjoying the garden & open fires in winter. Good cycle and walking trails in the area. Vibrant local community but not isolated

Income Potential: adjoining barn with potential to increase habitable space / possibly independent gite (subject to planning)

Outdoor space: Beautiful low-maintenance, mature garden with plenty of trees and established planting. Plenty of outdoor seating areas & space to create a terrace / install a pool (subject to planning)



Accessibility & connections: Excellent access to ferry ports, direct train to Paris in under 2 hours From Villedieu train station

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence 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 either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website: <http://www.georisks.com>

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	170 nm
Telekméret:	4046 nm

## Building details

Parking:	Yes
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/PFYR-T205708/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T205708/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1027-9763a
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<https://www.imlix.com/hu/>

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