



## Detached house with barn and nearly 3 acres,

50150, Manche, Normandy

€118,500

Ref: SIF-001006

\* Available \* 3 Beds \* 1 Bath \* 90m2

Detached house with barn and nearly 3 acres in quiet rural hamlet in Normandy. This 3 bedroom detached house benefits from secondary double glazed windows and light, versatile accommodation with a downstairs bedroom and bathr

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 



## Property Description

Detached house with barn and nearly 3 acres in quiet rural hamlet in Normandy.

This 3 bedroom detached house benefits from secondary double glazed windows and light, versatile accommodation with a downstairs bedroom and bathroom. There is a pretty detached stone outbuilding which would make a lovely conversion, subject to planning. Viewing is recommended.

The property is situated 10 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating and with a safe, sandy beach and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 10 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 50 minutes. The nearest Airport is at Caen (about 38 miles) with flights to London Stansted or Dinard (70 miles). The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (8 miles) from where you can take a fast train to Paris.

### THE ACCOMMODATION COMPRISES :

On the ground floor -

Open Plan Lounge/Dining Room/Kitchen 6.96 x 5.48m 2 windows and glazed door to front elevation (with canopy over door outside). Tiled floor. Granite fireplace with inset wood-burner and vent. TV aerial socket. Inset spotlights. Stairs to first floor. Electrics.

Kitchen Area with matching base units. Single stainless steel sink with mixer tap. Worktops and tiled splash-backs. Breakfast bar. Shelving. Space for free standing cooker and fridge/freezer. Door to:

Utility Area 6.00 x 3.25m Space and plumbing for washing machine. Sink. Hot water cylinder. Electric meter. Partly glazed door to front elevation.

Shower Room 2.84 x 1.99m Obscure glazed window to front and rear elevations. Corner shower with jets. Bidet. Pedestal basin. Tiled floor and walls. WC.

Bedroom 1 4.78 x 2.86m Window to front elevation. Electric radiator. Tiled floor.

Inner Hall Tiled floor. Stairs to first floor.

On the First Floor -

Bedroom 2 (via stairs from inner hall) 4.78 x 3.08m Window to front elevation. Electric radiator. Laminate flooring. Built-in cupboard with shelving.

Bedroom 3 (via stairs from living room) 5.77 x 3.27m Window to front elevation. Laminate flooring. Convector heater.

### OUTSIDE :

Double iron gates lead to parking area and drive. The garden is laid to lawn with mature trees. Attached lean-to outside eating area.

Detached Stone Bakery with corrugated iron roof with attached open-fronted tractor shed and barn.

2 small paddocks. Corrugated iron shed/wood store.

**SERVICES :**

Mains water, telephone and electricity are connected. Drainage is to a septic tank. Electric heating and woodburner. Broadband internet connection available.

Please note : There is no Energy Rating for this property because the Vendors do not have the last 3 years' energy bills for full time occupation.

**FINANCIAL DETAILS :**

Taxes Foncières : 487€ per annum

Taxe d'habitation : Means tested

Asking price : 129,000€ including Agency fees + Notaire's fee - 10,200€

Please note : All room sizes are approximate. Suzanne in France 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.

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