



Detached 5 bedroom family house with garage and garden,

50520, Manche, Normandy

€134,500

Ref: SIF-00987

* Available * 5 Beds * 1 Bath * 122m2

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Property Description

Detached 5 bedroom family house with garage and garden.

This attractive detached house 5 bedroom house offers further potential to convert the attic space in to additional accommodation, subject to planning. It benefits from partial double glazing and wood shutters to the front and metal to the rear. A new electric boiler was installed in 2016. It stands in a quiet position surrounded by its own garden. Viewing is highly recommended.

The property is situated in the Manche in the Normandy region of France, near a small French village with a local store, small restaurant and Patisserie. St Hilaire, Brécey and Mortain are all just 10-15 minutes drive away, and all have either indoor or open air swimming pools. A 20 minute drive will take you to the larger town of Avranches, and Le Mont St Michel and the beautiful beaches are just 30-45 minutes away. The nearest Airport is at Dinard - 71km, and in the surrounding area are Rennes Airport (80 km), Deauville Airport (121 km), or St. Brieuc Airport (128 km). The nearest Port is at Saint Malo 66 km or Caen Ouistreham - 75 miles.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Open Plan Lounge/Dining Room/Kitchen 7.57 x 5.76m Partly glazed door and 2 windows to front and window to rear elevations. Tiled floor. 2 radiators. Exposed stone wall and beams. Pine kitchen with matching base units. Solid wood worktops. Butler sink with mixer tap. Space for range style cooker with extractor hood over. Space and plumbing for dishwasher. Granite fireplace with wood-burner.

Bedroom 1/Study 3.97 x 3.33m Laminate flooring. Window to front elevation. Radiator.

Inner Hall Tiled floor. Radiator. Stairs to first floor. Window to rear elevation.

Shower Room 2.35 x 1.79m Obscure glazed window to rear elevation. Tiled floor. Large shower. WC. Vanity unit with mirror and light over. Radiator.

Cloakroom Tiled floor. Window to rear elevation. WC. Part wood panelled walls.

Bedroom 2 3.97 x 3.34m Radiator. Laminate flooring. Window to front elevation.

Bedroom 3/Games Room 3.57 x 3.42m Glazed double doors to east elevation. Radiator. Tiled floor.

On the First Floor -

Landing Tiled floor. Door to attic space.

Bedroom 4 6.35 x 3.54m Window to east and Velux window to front and rear elevations. Radiator. Tiled floor.

Bedroom 5 4.50 x 2.88m Window to front elevation. Radiator. Sloping ceiling.

Room 1 (possible bathroom) 3.68 x 3.09m Hot water cylinder.

Room 2 (ideal to convert to master bedroom) 7.97 x 6.35m Sloping ceiling. Exposed stone walls. Window to front elevation.

OUTSIDE :

Double wrought iron gates lead to parking and turning area and to:

Attached Garage 6.30 x 6.30m Folding wooden doors to front elevation. Electrics. Concrete floor. Power and light. Inspection pit. Boiler Room - wall mounted boiler.

The garden is laid to lawn with mature hedges. There is a buried gas tank in the garden which supplies the gas hob

(formerly there was a gas boiler). Small paddock area with block and brick barn used as wood store . 3 doors to front elevation.

Small paddock opposite to the rear may be available to purchase by separate negotiation.

SERVICES :

Mains water, electricity and telephone. Drainage is to a septic tank. Central heating is provided by an electric boiler.

Please note : Whilst the Energy Report has been carried out on this property there is no rating because the owners do not have the last 3 years' energy bills for full time occupation.

FINANCIAL DETAILS :

Taxes Foncières : 760€ per annum

Taxe d'habitation : Means tested

Asking price : 165,000€ including Agency fees of 11,000€ + 12,600€ Notaire's fees

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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Gallery

