



Normandy Getaway with Lovely Views,

50150, Manche, Normandy

€124,000

Ref: SIF-001246

* Available * 1 Bed * 1 Bath * 120m2

This charming bungalow in the heart of Normandy offers superb views of the surrounds.

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French Entrée 

Property Description

Chalet bungalow with basement and garden

The house was built in 1975 and has room to create more bedrooms on the first floor if required. It is within walking distance of a town with all facilities. It would benefit from modernisation. Superb views from the terrace. Viewing is highly recommended.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 1 km from Sourdeval, the nearest town. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The property is within a 5 minute drive of a well known local restaurant. The beaches on the west coast are an hour's drive away and Sourdeval 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, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest. The nearest Airport is at Dinard (70 miles), Ferry Ports at Caen (50 miles) or a one and a quarter hour drive to Saint Malo, 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 -

Steps up to:

Entrance Hall Partly glazed door. Tiled floor. Radiator. Door to stairs to first floor. Telephone socket. Vent from fireplace. Door to stairs to basement. Large built-in cupboard.

Lounge/Dining Room 7.22 x 3.67m Window to rear and partly glazed double doors to front elevation and opening onto terrace. Granite fireplace with inset wood-burner and vents. Tiled floor. 2 radiators.

Kitchen 3.84 x 3.01m Window to rear elevation. Tiled floor. Radiator. Sinks with mixer tap. Vent from wood-burner.

Cloakroom Tiled floor. WC. Obscure glazed window.

Bedroom 1 4.04 x 3.03m Window to rear elevation. Radiator. Built-in wardrobe.

Bedroom 2 4.10 x 3.02m Window to front elevation. Radiator. Built-in wardrobe. Telephone socket.

Bathroom 2.32 x 2.18m Obscure glazed window to front elevation. Bath with mixer tap/shower fitment. Bidet. Pedestal basin. Tiled floor. Partly tiled walls. Vent. Radiator.

On the First Floor -

Landing

Bedroom 3 5.36 x 3.35m Window to south elevation. Built-in wardrobes. Radiator. Access to loft space.

Shower Room Radiator. Hand basin. Shower. Sloping ceiling.

Loft Space 5.62 x 5.36m Window to north elevation. Sloping ceiling.

In the Basement -

Boiler Room 7.43 x 3.75m Oil fired boiler. Oil storage tank.

Store Room/Boiler Room 8.04 x 3.10m Wood boiler.

Garage 5.59 x 4.78m Folding PVC door to front elevation. Sink. Concrete floor.

OUTSIDE :

Separate Garage 8.18 x 3.38m PVC sliding door.

Tarmac drive leads to garages, parking and turning area. The garden is laid to lawn with hedges. Terrace. Vegetable garden. The garden to the rear is laid to lawn with pear trees. Block building with Fibro cement roof used as chicken coop and shed.

SERVICES :

Mains drainage, water, telephone and electricity are connected. Oil fired and wood fired central heating.

Broadband connection.

FINANCIAL DETAILS :

Taxes Foncières : 671€ per annum

Taxe d'habitation : Means tested

Asking price : 124,000€ including Agency fees of 9,000€. Notaire's fee - 9,900€

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

