



## Country cottage in Normandy with over an acre of garden,

50520, Juvigny-Le-Tertre , Manche, Normandy

€70,500

Ref: SIF-001318

\* Under Offer \* 1 Bed \* 1 Bath \* 85m2

Country cottage in Normandy with over an acre of garden The property consists of a small detached house with room to extend the accommodation to the side or rear elevations, subject to planning. It is in a quiet rural hamlet.

## Property Description

The property consists of a small detached house with room to extend the accommodation to the side or rear elevations, subject to planning. It is in a quiet rural hamlet and stands in the middle of its plot. At the moment the property requires some TLC so the photos attached of the outside are some "before" and some "now". Viewing is highly recommended to appreciate the scope and situation of this property.

The property is near the end of a quiet lane. Everyday facilities can be found at nearby Juvigny-le-Têtrre (5km) with shops, schools, banks, etc. It is 8km from Mortain and 19km from the market town of Saint Hilaire du Harcouët. The property is situated in the north of France, 73 km from Saint-Lô, the department capital and 252km from Paris. It is within easy driving distance of the port at Saint Malo or Caen Ouistreham. The channel tunnel at Calais is 327 km. Direct trains to Paris can be located at Villedieu-les-Poêles 28km or Vire 22km. The UNESCO heritage site of the bay of Mont-Saint-Michel is about 45km. The coast at Granville is 56km distant.

### THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Dining Room 5.67 x 3.33m Window to front and rear elevations. Exposed beams. Base units with worktops over. Ceramic sinks with mixer tap. Space for range style cooker. Exposed stone wall. Space and plumbing for dishwasher and washing machine. Step down to kitchen area. Electric meter.

Living Room 5.67 x 5.01m Fireplace with wood-burner. Window and stable type door to front elevation. Wood flooring. Stairs to first floor with cupboard under. Exposed beams and stone wall.

On the First Floor -

Bedroom 1 5.67 x 4.80m Window to front elevation. Exposed stone wall. Sloping ceiling. Opening to:

Bathroom Bath with tiled surround and mixer tap/shower fitment. Pedestal basin. WC. Sloping ceiling. Heated electric towel rail.

Possible Bedroom 2 3.62 x 3.00m Exposed stone wall. Recessed shelving. Sloping ceiling.

### OUTSIDE :

Attached Workshop 6.33 x 5.87m Part 2 storey. Constructed of block under a roof of part Fibro cement and part corrugated iron. Door and window to front and door to rear elevations.

To the rear of the property is a Garage/Wood Store 6.00 x 5.73m Constructed of timber under corrugated iron roof.

The garden is laid to lawn with mature trees and hedges. Variety of trees including Damson, Cherry and Apple.

There is a gate on to lane providing separate access.

### SERVICES :

Mains water, telephone and electricity are connected. Drainage is to an all water septic tank. Heating is provided by a Woodburner.

Please note : There is no Energy Rating for this property as the owner does not have the last 3 years' energy bills.

# Gallery

