



Pretty detached house on outskirts of quiet Normandy village,

50420, Manche, Normandy

€131,000

Ref: SIF-001441

* Under Offer * 3 Beds * 80m2

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French Entrée 

Property Description

Pretty detached house on outskirts of quiet Normandy village.

This charming detached house would make an ideal holiday or retirement home. It is on the edge of a quiet village and is beautifully presented with open plan living accommodation on the ground floor. The house is ready to move into and the garden is completely secure for dogs or children! Viewing is highly recommended.

The property is between the pretty towns of Tessy-sur-Vire and Percy. Saint-Lô which has all major facilities is within a 20 minute drive. It is found in Manche in the Normandy region of France. The closest airport is Dinard Airport (81 km), also nearby are Deauville Airport (103 km), Rennes Airport (109 km), or St. Brieuc Airport (135 km). The ferry ports of Caen Ouistreham and Cherbourg are both about an hour's drive away, the channel tunnel at Calais is about 4 hours and Dieppe 2 hours. The beach at Saint-Martin de Bréhal is about a 30 minute drive. The UNESCO heritage site of Mont Saint Michel is 50 minutes drive and the D-Day landing beaches are about 40 minutes away.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Open Plan Lounge/Dining Room/Kitchen 4.18 x 3.78m Partly glazed door and window to front elevation.

Convactor heater. Stair to first floor. Built-in shelving. Granite fireplace with raised hearth and wood-burner.

Dining Area : 3.92 x 3.78m Window to front elevation. Convactor heater.

Kitchen Area : 3.70 x 2.44m Window to front elevation. Fitted kitchen with stainless steel sink with mixer tap. Built-in electric oven and 4 ring gas hob with extractor over. Worktops. Space for free standing fridge/freezer. Cupboard housing hot water cylinder.

Utility Room 2.86 x 2.13m Tiled floor. Pedestal basin. Space and plumbing for washing machine. Window to front elevation. Cupboard housing electrics.

Cloakroom Tiled floor. WC. Shelf.

On the First Floor -

Landing Wood flooring. Velux window to front elevation. Convactor heater.

Shower Room Tiled floor. Sloping ceiling. WC. Pedestal basin. Shower cubicle with jets. Extractor.

Bedroom 1 3.35 x 3.00m Window to west elevation. Wood flooring. Sloping ceiling. Convactor heater.

Bedroom 2 3.87 x 2.90m Window to front elevation. Sloping ceiling. Wood flooring. Convactor heater. Hatch to loft. Telephone socket. Door to:

En-Suite Shower Room 2.94 x 2.06m Corner shower with jets. Wood flooring. WC. Pedestal basin. Window to east elevation.

Study/Bedroom 3 2.82 x 1.68m Velux window to rear elevation. Wood flooring. Sloping ceiling.

OUTSIDE :

There is a gravel parking space for 2 cars which then leads to double wooden gates to a gravel patio and garden. The garden is laid to lawn with mature trees and hedges and is fully enclosed and "dog-proof". There are a variety of trees including apple, pear and plum. Gazebo. Corrugated iron shed. Attached to the house is a small garden shed with power and light connected.

SERVICES :

Mains water, telephone and electricity are connected. Drainage is to an all water septic tank installed in 2018.

Broadband internet connection. Electric heating (under floor in kitchen area).

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

FINANCIAL DETAILS :

Taxes Foncières : Approx. 400€ per annum

Taxe d'habitation : Means tested

Asking price : 129,000€ including Agency fees of 9,000€. In addition the buyer will pay the Notaire's fee of 10,200€

Ref : SIF - 001441

Gallery

