



## Spacious individual detached house near Saint-Lô with garage and garden,

50570, Manche, Normandy

€235,000

Ref: SIF-001460

\* Available \* 4 Beds \* 1 Bath \* 200m2

Spacious individual detached house near Saint-Lô with garage and garden The property was finished in 2009/2010 and has been maintained in excellent condition since then by the current owners. The property is light and airy with spacious living accommodation and a ground floor bedroom and bathroom. Viewing is highly recommended. The property is situated in [...]

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

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

French Entrée 

## Property Description

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The property was finished in 2009/2010 and has been maintained in excellent condition since then by the current owners. The property is light and airy with spacious living accommodation and a ground floor bedroom and bathroom. Viewing is highly recommended.

The property is situated in a quiet residential area not far from the Nature Centre of Cotentin and Bessin Marshes made up from wetland meadows, moors and dunes. It is close to the Race Course at Graignes (14km). It is situated in a rural position about 16 km from the market town of Saint-Lô in the Manche department (Normandy region) in the north of France. Saint-Lô is 253 km from Paris and 293 km from the port at Calais. There is a market every Friday and Saturday morning. The Normandy Landing beaches are all between 20 and 45 minutes away. The city of Caen and the ferry port at Caen Ouistreham is about 100km. Cherbourg is 85km and Saint Malo 151km. Paris is a 3 hour drive (depending on traffic!). It is situated 64km from Bayeux and 108km to the UNESCO heriate site of Mont-St-Michel. Local facilities can be found at nearby Marigny-le-Lozon which is 4.4km away.

### THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall Partly glazed door to south elevation. Tiled floor. Stairs to first floor with storage recess under. Central heating thermostat. Partly glazed double doors to:

Lounge 6.05 x 4.93m Laminate flooring. Glazed double doors to east and window to south elevations. Central heating thermostat.

Shower Room 3.03 x 2.99m Obscure glazed wind to south elevation. Fully tiled. Twin vanity unit with mirror and light over. Heated towel rail. Corner shower. WC. VMC. Central heating thermostat.

Bedroom 1 5.05 x 4.07m Window to rear elevation. Laminate flooring.

Kitchen/Dining Room 6.85 x 4.81m Glaze double doors and window to north elevation. Tiled floor. Central heating thermostat. Inset spotlights. Range of matching base and wall units. Stainless steel sinks with mixer tap. Worktops with tiled splashbacks. Space and plumbing for dishwasher. Space for range style cooker with extractor hood over. Space for free standing fridge/freezer. Telephone socket. Partly glazed double door to:

Study/Gym 4.02 x 3.13m Window to front elevation. Tiled floor.

Utility Room 3.60 x 2.20m Partly glazed door to west and window to rear elevations. Wine rack. Matching base and wall units. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Worktops and tiled splash-backs. Door to integral garage.

On the First Floor -

Landing/Study Area Velux window to rear elevation. Laminate flooring. Built-in cupboard.Hatch to loft.

Bedroom 2 5.11 x 4.99m Window to front and Velux window to rear elevations. Laminate flooring.

Bathroom 2.80 x 2.26m Window to south elevation. Corner shower with jets. WC. Vanity unit. Heated towel rail. Bath with mixer tap/shower fitment. Inset spotlights. VMC.

Bedroom 3 4.44 x 2.28m Window to front elevation. Sloping ceiling.

Bedroom 4 6.49 x 3.66m Window to front and Velux window to rear elevations. Sloping ceiling.

OUTSIDE :

Integral Garage 6.00 x 3.40m Concrete floor. Electric up and over door. Hot water cylinder.

The garden is laid to lawn with mature hedges. Patio area (to finish). Single Car Port. Shed.

#### SERVICES :

Mains water and electricity are connected. Drainage is to an all water septic tank installed in 2008/9. Electric underfloor heating. There is a telephone line to the property which is not in use. Broadband believed to be available.

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

#### FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,000€ per annum

Taxe d'habitation : Means tested

Asking price : 150,000€ including Agency fees of 10,000€. Notaire's fee - 11,600€

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

