



Detached 2 bedroom house with large garden and barns,

50150, Manche, Normandy

€97,000

Ref: SIF-001503

* Under Offer * 2 Beds * 1 Bath * 125m2

Detached 2 bedroom house with large garden and barns This detached house is in a quiet rural hamlet surrounded by its own land. It is now in need of some TLC. It benefits from double glazed wood frame windows and a bar/study. The kitchen/dining room offers extensive cupboard space. Outside is a garden of just [...]

Property Description

Detached 2 bedroom house with large garden and barns

This detached house is in a quiet rural hamlet surrounded by its own land. It is now in need of some TLC. It benefits from double glazed wood frame windows and a bar/study. The kitchen/dining room offers extensive cupboard space. Outside is a garden of just under 3/4 acre with an above ground swimming pool, various outbuildings including a large barn used for storage and garaging and a separate attached garage suitable for a camping car/caravan. Viewing is highly recommended.

It is situated on the outskirts of Town with local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 15 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 50 minutes. The nearest Airports are at Dinard (70 miles), Caen Carpiquet and Dinard; Ferry Port at Caen (50 miles) 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 -
Porch

Lounge 5.99 x 5.94m Window and door to front elevation. Electrics. Exposed beams. Granite fireplace with raised hearth and wood-burner. Doors to stairs to first floor. Radiator. Telephone socket. Laminate flooring.

Shower Room 1.95 x 1.78m Tiled floor. WC. Hand basin. Shower. Heated electric towel rail. Tiled walls. Inset spotlights. Shelving.

Kitchen/Dining Room 5.06 x 4.51 & 1.73 x 1.71m Glazed double doors and window to front and 2 windows to rear elevations. Range of matching base and wall units including display unit. Solid fuel "Rayburn" style cooker. Worktops and tiled splash-backs. Space for free standing cooker with extractor over. Space and plumbing for dishwasher, washing machine. Space for tumble dryer and upright fridge/freezer. Opening to:

Bar/Study 5.21 x 2.90m Sloping ceiling. Tiled floor. Glazed double doors to front elevation.

On the First Floor -

Landing Window to front elevation. Radiator. Inset spotlights. Walk-in wardrobe housing hot water cylinder. Built-in airing cupboard and storage cupboards. Exposed stone chimney breast. Narrow stairs to second floor. Hatch to loft space.

Shower-Room 2.27 x 2.27m Skylight to rear elevation. Tiled walls. Inset spotlights. Heated towel rail. Shower. Pedestal basin. WC. Exposed beams.

Bedroom 1 3.95 x 3.00m Radiator. Exposed beams. Sloping ceiling. Window to front and skylight to rear elevations..

Bedroom 2 3.70 x 3.40m Window to front elevation. 2 radiators. Walk-in wardrobe. Door to:

En-Suite Bathroom 2.40 x 1.86m Skylight to rear elevation. Partly tiled walls. Corner bath with shower over. WC. Vanity unit. Heated electric towel rail. Sloping ceiling. Radiator.

On the Second Floor -

Study 2.49 x 1.99m Skylight to rear elevation. Sloping ceiling. Reduced height door to:

Hobby Room 4.12 x 1.5m Boiler.

OUTSIDE :

Metal farm gate leads to driveway and front of the property. There is a good sized garden laid to lawn with mature shrubs and trees, and is overgrown at present. Pond. Above ground swimming pool surrounded by decking. Lean-to.

Small stone 2 storey building with slate roof and attached open fronted shed.

Large detached barn 5.92 x 4.57 & 3.85 x 3.00m Fibro Ardoise roof at present used as a garage and workshop.

Attached open fronted lean-to to the rear. Caravan/Camping Car Garage 5.92 x 3.00m

SERVICES :

Mains water, electricity and telephone are connected. Drainage to a septic tank. Gas fired central heating (the boiler may not be working). Fibre Optic broadband internet connection believed to be available.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

Asking price :

Property Ref : SIF - 001503

Gallery

