



Semi-detached house with large garden and outbuilding within walking distance of amenities,

€86,500

Ref: SIF-001517

50150, Manche, Normandy

* Available * 5 Beds * 1 Bath * 150m2

Semi-detached house with large garden and outbuilding within walking distance of amenities and near a Golf Course in Normandy. This huge semi-detached house is positioned in the village centre and has 5 bedrooms, an attic, an open-plan living space and a full basement. There is a garage, large garden and outbuilding. The house requires the [...]

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French Entrée 

Property Description

Semi-detached house with large garden and outbuilding within walking distance of amenities and near a Golf Course in Normandy.

This huge semi-detached house is positioned in the village centre and has 5 bedrooms, an attic, an open-plan living space and a full basement. There is a garage, large garden and outbuilding. The house requires the ground floor to be finished - it has been stripped out - and a kitchen (not fitted) is available from the current owners. The exterior and interior walls in the kitchen have been dried out and hydrofuged to stop damp ingress. New pvc double glazed windows have been fitted throughout. The accommodation is light and airy and would make an ideal home and income or extended family accommodation. It has a large garden, barn and basement. Viewing is recommended to appreciate its size and potential.

The property is situated near a village with a bar/shop and bakery. 10 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados, 10 minutes from Sourdeval or Saint Pois the nearest towns. 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.

THE ACCOMMODATION COMPRISES :

On the ground floor -

"L" shaped living space 13 x 7.57m (max) 2 windows and part glazed door to the front elevation and 2 windows to the rear elevation. Door to stairs to basement.

Bedroom 1/Study 3.84 x 3.38m Window to the rear elevation. Radiator. Ornamental fireplace. Wood floor.

On the first floor -

Landing : 3.73m x 2.25m - Door to stairs to loft space with wooden floor and velux window (space for further accommodation if required, subject to obtaining the necessary planning permissions). Large built in cupboard with sliding doors.

Bedroom 2 : 3.92m x 3.87m - Window to front elevation. Radiator. Phone socket. Laminate floor.

Bedroom 3 : 3.77m x 3.33m - Window to rear elevation. Radiator. Laminate floor.

Bathroom : White suite of panelled bath with shower over and shower screen. Fully tiled walls and floor. Vanity unit with twin hand basins and mirror and light over. Toilet.

Bedroom 4 : 4.18m x 3.25m - 2 windows to the front elevation. 2 radiators. Laminate floor.

Bedroom 5 : 4.18m x 3.25m - Window to rear elevation. Radiator. Laminate floor.

In the basement -

Boiler room 3.94 x 3.59m Window to the rear elevation.

Utility room 6.26 x 3.95m Window to the front elevation. Electrics. Sink.

Wine cellar 3.94 x 2.61m.

Workshop 3.94 x 2.61m.

Storage area 4.62 x 3.6m Double doors and window to rear garden.

OUTSIDE :

The property is approached via a gravel drive and a central island providing parking and turning space. Door to the basement. There is a semi-detached stone building with water and electricity. Stairs to loft space. Sliding doors to the front elevation and large door to the rear elevation. Chicken shed. The remainder of the garden is mainly laid to lawn with flower and shrub borders. Attached to the side of the house there is a block built lean-to tandem garage with a sliding galvanised door. Lighting. Windows to the side elevation and pedestrian door to the front elevation.

SERVICES :

Mains drainage, water, telephone and electricity are connected. Electric heating via a heat exchange pump in the main house (needs re-connecting). Fibre Optic Internet connection available.

Please note : Whilst the Energy Report has been carried out there is no Energy Rating for this property because the owners do not have the last three years' energy bills for full time occupation.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,000€ per annum

Taxe d'habitation : Means tested

Asking price : 86,500€ including Agency fees of 6,500€. In addition the buyer will pay the Notaire's fee of 7,500€

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Gallery

