



5 bedroom detached house on 2 levels with basement and garden,

50540, Manche, Normandy

€320,000

Ref: SIF-001601

* Available * 5 Beds * 1 Bath * 1802m2

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French Entrée 

Property Description

5 bedroom detached house on 2 levels with basement and garden

This individual Architect designed house was built in 1987 and modernised in 2007. More recent improvements include a new bathroom and shower room and landscaping in the garden. The property offers versatile family accommodation with an en-suite bedroom on the ground floor. It is spacious and particularly light with super views over a small lake and surrounding countryside. Viewing is highly recommended.

The property is approximately 5 minutes away from a small town with amenities including a bank, supermarkets, restaurants, newsagents, doctor's surgery, vet's surgery and a school. The larger towns of St Hilaire du Harcouët and Avranches are within easy reach for weekly markets. It is situated approximately 30 minutes drive away from the coast, 1 hour from Dinard airport and 1 hour and 15 minutes from the ferry port at Caen Ouistreham.

THE ACCOMMODATION COMPRISES:

On the Ground Floor

Steps up to covered entrance porch.

Entrance Hall 3.86 x 3.08m Tiled floor. Partly glazed door and side panel to front elevation. Built-in mirror fronted wardrobe Radiator.

Cloakroom Obscure glazed window to front elevation. Tiled floor. Vanity basin. WC. Door to stairs to basement.

Dining Room 6.37 x 4.19m Tiled floor. 2 radiators. Brick fireplace with open hearth and log storage area. Picture window to front elevation. Sliding patio doors to covered terrace. Stairs to first floor.

Lounge 5.43 x 4.00m Tiled floor. Sliding patio doors to covered terrace. Picture window to south elevation. Radiator. Fireplace with inset wood-burner.

Kitchen/Breakfast Room 4.51 x 4.27m Fully fitted with range of matching base and wall units including display unit. Radiator. Space for free standing fridge/freezer. 5 ring gas hob with extractor over. Built-in oven and recess for microwave. Built-in dishwasher. Double stainless steel sink unit with mixer tap. Window to rear elevation. Worktops and splashbacks. Central island breakfast bar.

Rear Lobby Partly glazed door to rear elevation. Tiled floor. Hatch to loft.

Study 2.68 x 2.61m Tiled floor. Window to rear elevation.

Master Bedroom 4.42 x 3.40m Laminate flooring. Window to rear elevation. Radiator. Door to:

En-Suite Bathroom 3.19 x 2.51m Vanity basin. Bath with tiled surround, screen and shower over. Suspended WC. Heated towel rail. Laminate flooring. Obscure glazed window to rear elevation.

On the First Floor

Landing Radiator 5.96 x 1.98m Tiled floor.

Bedroom 2 3.82 x 3.80m Sloping ceiling. Eaves storage cupboard. 2 built-in wardrobes. Inset spotlights.

Craft Room 3.81 x 3.01m Window to south and Velux window to east elevations. Sloping ceiling. Inset spotlights.

Bedroom 3 4.39 x 2.52m Eaves storage cupboards. Velux window to rear elevation. Radiator. Sloping ceiling.

Shower Room 2.67 x 2.41m Velux window to rear elevation. Sloping ceiling. Built-in cupboard. Heated electric

towel rail. Vanity unit. Large walk-in shower. Extractor.

Bedroom 4 3.36 x 2.42m Eaves storage cupboards. Velux window to rear elevation. Radiator. Sloping ceiling.

Bedroom 5 3.37 x 1.86m Velux window to front elevation. Eaves storage cupboards. Radiator. Sloping ceiling.

Cloakroom WC. Extractor.

In the Basement -

Utility Room 6.49 x 4.92m Sink with mixer tap and cupboard under. Worktop. Space and plumbing for washing machine. Space for tumble dryer.

Garage 6.97 x 4.62m Sliding wooden door to north elevation.

Store Room 4.55 x 4.40m

Workshop 5.58 x 4.07m

Wine Cellar .

Cloakroom Hot water cylinder. WC.

OUTSIDE :

Double metal gates open on to a gravel parking and turning area and give access to the garage in the basement. The garden is laid to lawn with mature trees, shrubs, rockery and flower beds. There are several seating areas including a superb covered terrace to the south and west elevations of the property. Vegetable garden. Corrugated Iron Shed 8.08x 3.82m

SERVICES :

Mains drainage, telephone and electricity are connected. Broadband internet. Heating is from a woodburner, open fire and electric radiators. Double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 1,058€ per annum

Taxe d'habitation : € per annum

Asking price : 320,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fees - 24,100€

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

