



Semi-detached cottage with 2 ground floor bedrooms and potential loft conversion,

50150, Manche, Normandy

* Under Offer * 2 Beds * 74m2

Semi-detached cottage with 2 ground floor bedrooms and potential loft conversion This cottage offers great potential to double the accommodation by converting the loft space. It is habitable as it is on the ground floor. It is attached to an old house which is used for storage. There is a small manageable garden which surrounds [...]

POA

Ref: SIF-001617

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French Entrée

Property Description

Semi-detached cottage with 2 ground floor bedrooms and potential loft conversion

This cottage offers great potential to double the accommodation by converting the loft space. It is habitable as it is on the ground floor. It is attached to an old house which is used for storage. There is a small manageable garden which surrounds the property. Viewing is highly recommended.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 3 km from Sourdeval, the nearest town. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. Further amenities can be found at Vire-Normandie (11 km) with all amenities including a train station giving access to Paris. The property is within a 15 minute drive of a well known local restaurant. 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. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest. The nearest Airport is at Dinard (70 miles), Ferry Ports at Caen (50 miles) or a one and a quarter hour drive to Saint Malo, 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 -

Lounge/Dining Room 5.87 x 5.71m Partly glazed door and side panel to front and glazed door to rear elevations. Wood flooring. Stairs to first floor. Exposed beams. Granite fireplace with raised hearth and wood-burner. Separate wood-burner. Convector heater. Electrics.

Kitchen 3.95 x 2.51m Glazed double doors to front elevation. Space for free standing cooker. Range of matching base and wall units. Space for free standing cooker with extractor over. Double stainless steel sink unit. Space and plumbing for dishwasher. Space for under counter fridge. Hot water cylinder. Door to:

Store Room Inset spotlights. Space and plumbing for washing machine. Worktop.

Shower Room 2.51 x 1.90m Glazed double doors to rear elevation. Tiled floor and walls. Inset spotlights. Shower with jets. WC. Vanity basin with mirror and light over.

Bedroom 1 4.41 x 2.85m Glazed double doors to front elevation. Built-in shelves.

Bedroom 2 4.36 x 3.00m Glazed double doors and window to south elevation.

On the First Floor -

Loft Space 5.96 x 4.57m

Room 1 Wood flooring. Window to front elevation. Exposed beams. Opening to:

Room 2 Window to front elevation. Wood flooring.

OUTSIDE :

Double PVC gates to enclosed garden laid to lawn.

SERVICES :

Mains water, telephone and electricity are in the property - the electricity and telephone are not currently in use.

Fibre optic internet connection believed to be available. Electric heating. Drainage is to a septic tank which will need replacing.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 300€ per annum

Taxe d'habitation : Means tested

Asking price :

Property Ref : SIF - 001617

Gallery

