



## Character detached house with 1.5 acre garden and superb views,

50670, Manche, Normandy

€186,000

Ref: SIF-001650

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

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French Entrée 

## Property Description

Character detached house with 1.5 acre garden and superb views

The property has been completely renovated by the present owners since 2007 including a new roof, windows, insulation, plumbing, re-wiring, a new kitchen and bathroom. There were previously 3 bedrooms but they have taken a partition wall out to create a master bedroom with access onto a south-facing balcony to take advantage of the views, it could easily be re-established as a 3 bedroom house. There are plenty of outside seating areas to take advantage of the superb views. Viewing is highly recommended.

The house is situated in Southern Normandy, half way between the lively medieval market town of Villedieu les Poêles, famous for its copper production and the historic town of Vire, renowned for its culinary delights. The nearest airport is Dinard - 1 hour away. The nearest ferry is at Caen Ouistreham (1 hour) and the channel tunnel is at Calais which is about 4 hours away. The village of Coulouvray Boisbenâtre is approximately 2 km away, with 2 bars/bistro, bakery and small store for essentials and Saint Pois is slightly further away. The closest town, being some 10 minute drive away, is Brécey. Here you will find the local supermarket - Super U which also offers Petrol/Diesel facilities 24 hours a day. The town also has other shops, bars and restaurants including a pizzeria, bakeries & banks schools and doctors' surgery. It is 50 km from mystical Mont St Michel and its bay and 40 km from Granville, with boats to the Channel islands. The house is also within easy reach of the D-day landing beaches. The forest of Saint Sever is within a 10 minute drive.

### THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Breakfast Room 6.43 x 3.45m Glazed door and window to rear and glazed double doors to east elevations. 2 sets of glazed double doors to south elevation opening onto terrace. Range of matching base and wall units, worktops and tiled splashbacks. Stainless steel sink with mixer tap. Electric radiator and heated electric towel rail. Breakfast bar. Inset spotlights. Built-in fridge/freezer. Built-in over. 4 ring gas hob with extractor over.

Dining Room 3.84 x 2.65m Window to front elevation. Exposed stone and beams. Electric radiator.

Cloakroom Cupboard housing hot water cylinder. Part wood panelled walls. WC. Space and plumbing for washing machine. Stainless steel sink with mixer tap and cupboard under. Worktop. Electric radiator.

Lounge 5.63 x 5.47m Glazed double doors and window to front elevation. Granite fireplace with raised hearth and electric wood-burner. Electric radiator. Exposed beams. Stairs to first floor with cupboard under housing electrics. Exposed stone walls.

On the First Floor -

Landing Exposed beams. Electric radiator. Built-in cupboard. Exposed stone. Sloping ceiling.

Bedroom 1 4.79 x 4.32m Exposed stone and beams. Electric radiator. Window to front elevation. Built-in wardrobe. Sloping ceiling.

Bathroom 4.21 x 3.12m Window to front elevation. Electric radiator. Claw foot bath with mixer tap. Corner shower with jets. WC. Exposed stone wall and beams. Heated electric towel rail.

Bedroom 2 (originally 2 bedrooms) 6.39 x 3.65m (max) 2 pairs of glazed double doors opening onto terrace. 2 windows to east elevation. 2 electric radiators. Exposed stone wall.

### OUTSIDE :

Double metal gates and pedestrian gate lead to gravel drive with turning circle and parking space. Paddock to the front and side of the house. Well. Various terraced seating areas. Small walled garden accessed from the kitchen (east elevation). Gravel and patio slabs. Raised flower bed. Enclosed garden and seating area to the front of the property. Covered patio. Outside power points. B & Q.

**SERVICES :**

Mains water and electricity are connected. There is a telephone line which is not currently in use. Broadband internet connection. Drainage to an all water septic tank. Pvc double glazed windows. Electric heating.

**FINANCIAL DETAILS :**

Taxes Foncières : 275€ per annum

Taxe d'habitation : Means tested

Asking price : 186,000€ including Agency fees of 12,500€. In addition the purchaser will pay the Notaire's fees of 13,900€

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# Gallery

