



Traditional detached Normandy house with 3/4 acre and large garage,

€134,500

50140, Manche, Normandy

Ref: SIF-001652

* Available * 3 Beds * 1 Bath * 127m2

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Property Description

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This attractive detached house sits in an elevated position with superb views. It would benefit from modernisation and will need a new septic tank. The gardens are mainly to the front and sides of the property and there is a large detached garage. Viewing is highly recommended.

The house is conveniently situated just outside the pretty town of Mortain with its Abbey, waterfalls, 11th century Chapel and panoramic view of Mont St. Michel (about 3.5 km). This delightful town also offers a selection of Bars and Restaurants to suit all tastes and a wide range of shops together with a large supermarket. The medieval town of Domfront, with its narrow streets and ruined castle, also offers the same facilities within a 20 minute drive. Also St. Hilaire du Harcouet is only 12kms with a big weekly market. The UNESCO heritage site at Mont St Michel is 46 km away. The Voie Verte which forms part of the Paris to Mont St Michel cycleway and provides links into a further network of routes throughout Manche, into Calvados and Bretagne is 1.5 km from the property. Located at the southern tip of Manche the property is served by the ports of Caen Ouistreham (1 hr 15 min.), Cherbourg (2 hr 15 min.), Le Havre (2 hrs) and Calais (5 hrs). The closest airports are at Rennes (apprx.1hr 15 min.) and Dinard (1 hr 15 min.).

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Kitchen/Dining room 7.63 x 3.87m Partly glazed door and window to south and 2 windows to east elevations. Tiled floor. Pellet boiler. Range of matching base and wall units. Built-in oven and 4 ring gas hob with extractor over. Tiled worktops and splashbacks. Space and plumbing for dishwasher. Sinks with mixer tap. Central island/breakfast bar.

Inner Hall Cupboard housing well and well water cylinder. Door to attached barn.

Utility Area Ceramic sink. Space and plumbing for washing machine.

Shower Room 2.61 x 1.61m Extractor. Pedestal basin. Shower. Macerator toilet. Heated electric rowel rail.

Lounge 5.23 x 3.79m Tiled floor. Window to front elevation. Inset wood-burner. Radiator. Opening to:

Snug 3.77 x 3.57m Tiled floor. Glazed double doors to front elevation. Radiator.

Study/Bedroom 1 3.25 x 2.91m Window to front elevation. Radiator. Wood flooring. Door to:

Boiler Room 3.19 x 2.31m Boiler. Hot water cylinder.

Inner Hall Stairs to first floor. Cupboards. Built-in cupboard. Radiator.

On the First Floor -

Landing Laminate flooring.

Bedroom 2 3.53 x 3.29m Window to west elevation. Radiator (leaking at present). Built-in wardrobes. Hatch to loft.

Store Room (would be ideal as en-suite)

Master Bedroom 3.85 x 3.80m 2 windows to front elevation. Radiator. Telephone socket. Built-in wardrobes.

Bedroom 4 3.39 x 2.19m Window to east elevation. Radiator. Sloping ceiling.

Bathroom 2 .67 x 2.55m Bath with tiled surround, mixer tap/shower fitment and screen. Vanity unit with mirror

and light over. Built-in cupboard. Heated electric towel rail. Extractor.

Cloakroom WC.

OUTSIDE :

Adjoining Barn 5.36 x 3.72m Oil storage tank. Wooden doors to west elevation. Door to boiler room.

Double wooden electric gates lead to gravel drive and parking area. Pedestrian gate. Separate access to lane.

Stone patio to the front of the property.

The garden is laid to lawn with mature trees including peach, fig, nectarine, apple and plum trees. Outside lights.

Timber wood shed .

Detached Garage 7.51 x 5.01m constructed of block under a tiled roof. Sliding door. Concrete floor. Cold water tap. 2 windows to rear elevation. Stairs to first floor storage area.

SERVICES :

Mains water, electricity and telephone are connected. Wood fired central heating boiler. Single glazed wood framed windows with wood shutters. Drainage is to a septic tank.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : Means tested

Asking price : 134,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fee of 10,600€

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Gallery

