



## Spacious detached 4 bedroom house with direct access to bridleway,

50140, Manche, Normandy

€129,000

Ref: SIF-001739

\* Available \* 4 Beds \* 1 Bath \* 110m2

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**French Entrée**

## Property Description

Spacious detached 4 bedroom house with direct access to bridleway

The property has been carefully renovated by the present owners over the last 23 years to offer light and airy family accommodation, including a bedroom with en-suite shower room on the ground floor. There is an attached workshop and double garage and a separate detached outbuilding. The house and gardens are well maintained with direct access onto a Grande Randonnée route. Viewing is highly recommended.

The property is located in Manche in the Normandy region of France. The UNESCO Heritage site of Mont St Michel is 58 km away and the coast at Granville is about 1 1/2 hours' drive. It is about 25 minutes to a 9 hole golf course Golf De Bagnoles – Route de Domfront at Bagnoles sur Orne. The ferry ports are within easy reach – 1 hour 40 minutes to Caen Ouistreham, 4 1/2 hours to Calais, 2 1/2 hours to Le Havre port or Cherbourg. It is about 2 hours 15 mins to Paris by train. It is within a 5 minute drive of all the amenities in Mortain , 20 minutes to the historic town of Domfront and the town of Flers with a swimming pool, bowling, restaurants, shops and schools (about 25 minutes drive) or Vire (30 minutes drive).

For a comprehensive look at links back to the UK and beyond, please click on our link [here](#)

### THE ACCOMMODATION COMPRISES:

#### On the Ground Floor -

Entrance Hall 2.76 x 2.26m Partly glazed door and side panel to front elevation. Tiled floor. Electric panel radiator. Cupboard housing electrics.

Lounge 5.05 x 4.87m 2 windows to front and glazed double doors to rear elevations. Fireplace with inset woodburner.

Kitchen/Dining Room 5.18 x 2.67m Range of matching base and wall units. Built-in oven and 4 ring gas hob. Window west and south and glazed door and window to north elevations. Tiled floor. Built-in dishwasher. Electric water heater. Space for upright fridge/freezer. Tiled worktops and splashback.

Inner Lobby Laminate flooring.

Shower Room 2.41 x 1.50m WC. Pedestal basin. Laminate flooring. Window to front elevation. Large shower. Heated towel rail. Inset spotlights.

Bedroom 1 3.46 x 3.15m Laminate flooring. Window to rear elevation. Built-in wardrobes and dressing table. Electric panel radiator.

Inner Hall Small pane glazed double doors from entrance hall. Stairs to first floor with cupboard under. Tiled floor.

#### On the First Floor -

Landing 2 Velux windows to front elevation. Laminate flooring. Built-in cupboards. 2 loft hatches.

Bedroom 2 5.10 x 3.11m Laminate flooring. Window to front elevation with window seat. Electric panel radiator. Built-in wardrobe.

Shower Room 2.67 x 1.69m Cupboard housing hot water cylinder. WC. Vanity unit with mirror and light over. Shower. Extractor. Heated electric towel rail. Laminate flooring.

Family Bathroom 3.19 x 2.01m Laminate flooring. Velux window to rear elevation. Heated electric towel rail. WC.

Hand basin. Bath with mixer tap/shower fitment and screen. Cupboard housing washing machine.

Bedroom 3 3.32 x 3.23m Velux window to rear elevation. Laminate flooring. Electric panel radiator. Built-in wardrobe and dressing table. Inset spotlights.

Bedroom 4 4.37 x 3.24m Velux window to front and rear elevations. Laminate flooring. Electric panel radiator. Hatch to loft. Inset spotlights.

#### OUTSIDE :

Patio to the front of the property enclosed by dwarf wall. To the rear of the property the garden is mainly enclosed and laid to lawn.

Detached Workshop/Store Room 4.60 x 3.24m Constructed of stone under a tiled roof. Concrete floor. Double wooden doors to west elevation.

Gates to G.R. route (bridleway/footpath). Retaining wall with flower beds. To the rear of the house is a patio area with decking.

Wood Shed.

Attached Double Garage 6.80 x 5.69m Constructed for block, stone and colombage. Concrete floor. 2 pairs of double wooden doors. Power and light. Door to rear garden. Stairs to: First Floor Workshop Window to east and skylight to front elevations. Boarded floor.

#### SERVICES :

Mains water, telephone and electricity are connected. Drainage to an all water septic tank installed in 2021. Heating is provided by a woodburner and electric heaters. Double glazed, wood frame windows. Broadband internet connection.

#### FINANCIAL DETAILS :

Taxes Foncières : Approx. 130 € per annum

Taxe d'habitation : € per annum

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fee of 10,900€

Estimated annual energy costs of the dwelling between € and € per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

SIF - 001739



## Gallery

