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Countryside house for sale in Manche - VIRTUAL TOUR

Hambye , Manche , Normandy



€134,500

inc. of agency fees

3 Beds 1 Baths 78 sqm 0.02 ha

Detached house on the outskirts of a village, 20 minutes drive from the coast This house has formerly been used as a gîte and was...

At a Glance

Reference	MFH-NORF01833	Near to	Hambye	Price	€134,500
Bed	3	Bath	1	Hab.Space	78 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Detached house on the outskirts of a village, 20 minutes drive from the coast

This house has formerly been used as a gîte and was renovated by the current owner's family. It offers attractive, light accommodation within walking distance of a pretty village with a bakery, butchers,

pharmacy, bar, etc. There is a small enclosed courtyard garden and would be ideal as a "lock and leave" holiday home with its proximity to the beautiful Normandy coastline.

The property is situated near the towns of Hambye and Coutances and is just under 30 minutes drive from Villedieu-les-Poêles, where you can catch a train to Paris. It is less than 90 minutes from the ferry ports of Cherbourg and Caen Ouistreham. Dieppe is about a 3 3/4 hour drive and Calais is about 4 1/2 hours drive. The nearest airports are at Caen Carpiquet and Dinard. The nearest beaches are 20 minutes to the west and Mont St. Michel, Bayeux and Avranches are all within an hour's drive. The smaller town of Hambye has a selection of bars, bakery, schools and supermarket. It also has some beautiful hiking trails. The other major town of Coutances is just 15 minutes drive away, with its bars, shops, and restaurants. You also have easy access to the vast coastline and can explore at your leisure. You may wish to visit the seaside resort of Hauteville-sur-Mer or Agon Coutainville where you can take a guided day trip out to taste and search for oysters. This region is well known for its exceptional oysters.

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THE ACCOMODATION COMPRISES :

On the Ground Floor -

Kitchen/Dining Room 6.17 x 2.95m Partly glazed door to front, 2 windows to west and window to south elevations. Tiled floor. decorative chimney. Wooden worktops with drawers under. Space and plumbing for dishwasher and washing machine. Stainless steel sink. Built-in electric cooker. Electric radiator. Room for small dining table.

Lounge 4.09 x 2.98m Tiled floor. Window to west and 4 small windows to north elevations. Electric radiator. Staircase to first floor. 2 steps and door to:

Study 2.61 x 2.49m Tiled floor. Small window to north and fully glazed door to rear elevations. Door to:

Cloakroom WC. Handbasin. Cupboard housing electric water heater.

On the First Floor -

Bedroom 1 3.84 x 3.12m Window to south and west elevations. Exposed beams (painted). Part wood panelled walls. Electric radiator.

Bedroom 2 4.45 x 3.17m Window to west and north elevations. Built-in storage cupboard. Part wood panelled walls. Exposed beams. Hatch to loft. **Door to:**

Bedroom 3 3.69 x 2.73m Window to North and south elevations. Part wood panelled walls. Exposed beams. Hatch to loft.

Bathroom 2.41 x 2.20m Window to south elevation. Bath. Shower. Tiled floor. WC. Vanity unit.

Attic Accessed via folding wooden staircase. Insulated. 2 skylights to north elevation.

OUTSIDE :

South-facing, private **gravelled courtyard** with mature hedges and wall. Parking in lane to side of property.

ADDITIONAL INFORMATION :

Mains water, drainage, electricity and telephone are connected. Broadband is available. Heating is provided by individual electric convector heaters. Electric hot water cylinder. Some double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

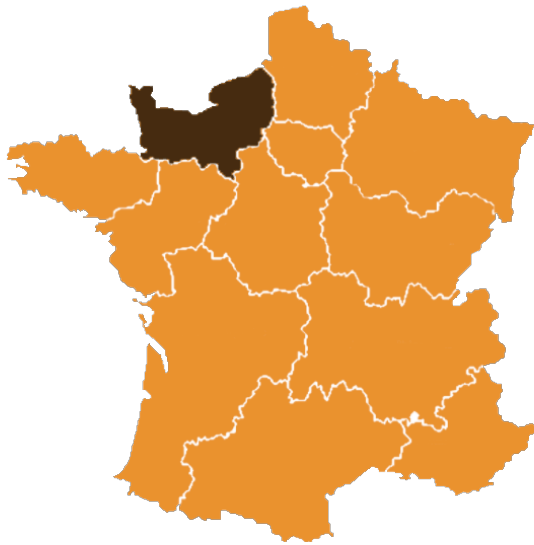
Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€134,500

Key Information

Internal Area:	78 sqm
Land Area:	0.02 ha

Location: Normandy



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