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## Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Pois , Manche , Normandy



# €177,000

inc. of agency fees

3 Beds    2 Baths    90 sqm    0.12 ha

Pretty 3 bedroom detached house in a rural hamlet. Excellent area for horse riding, walking and cycling near the forest of Saint...

### At a Glance

<b>Reference</b>	MFH-NORF01856	<b>Near to</b>	Saint-Pois	<b>Price</b>	€177,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	90 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Pretty 3 bedroom detached house in a rural hamlet. Excellent area for horse riding, walking and cycling near the forest of Saint Sever. There are 2 lakes in close proximity and plenty of walking routes.

The house benefits from pvc double glazed windows and the roof and timbers were replaced in 2016. The

quarter of an acre garden has about 120 varieties of different vegetables, flowers and fruit. The property is ready to move straight into and would be ideal as a lock and leave holiday home or for full time occupation. Viewing is recommended.

The house is in the Manche in the Normandy region of France. Local facilities can be found at Gathemo, Saint Sever (9km) and the nearest major towns are Villedieu-les-Poêles (20km) and Vire (14 km) with SNCF railway to Paris in about 2 hours 50 minutes. The UNESCO site of Mont St Michel is 49 km away, Coutances Cathedral (38 km), Bayeux Tapestry (Musée de la Tapisserie de Bayeux) (59 km), and the D-Day Landing Beaches (64 km).

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## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

**Entrance Lobby** Partly glazed door to front elevation. Tiled floor.

**Kitchen** 6.09 x 3.29m Window to front, rear and east elevations. Laminate flooring. Convector heater. Range of matching base and wall units. Worktops and tiled splash-backs. Built-in oven and gas hob with extractor hood over. Sink with mixer tap. Space and plumbing for dishwasher. Space for under counter fridge. Partly glazed door to:

**Utility Room** 4.91 x 2.63m Tiled floor. Glazed double doors to west and window to east, Velux window to north elevations. Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Hot water cylinder. Sink.

**Shower Room** Tiled floor. Pedestal basin. WC. Shower.

**Lounge** 6.09 x 3.16m Window to front elevation. Cupboard housing electrics. Laminate flooring. 2 convector heaters. Stairs to first floor. Fireplace with wood-burner. Skydish for UK television.

### **On the First Floor -**

**Landing** Window to rear elevation. Wood flooring. Convector heater. Cupboard.

**Bedroom 1** 3.27 x 3.00m Window to east elevation. Convector heater Wood flooring.

**Bedroom 2** 3.48 x 2.79m Window to front elevation. Wood flooring. Convector heater.

**Bedroom 3** 3.36 x 2.80m Window to front elevation. Convector heater. Wood flooring.

**Bathroom** Fully tiled walls. Window to west elevation. Hip bath with shower over. WC. Pedestal basin. Heated towel rail. Wall mounted electric heater. Hatch to loft space with drop down ladder.

**Attic** this would lend itself to conversion into additional living accommodation. It is floored and insulated and has 2 skylight windows and another window to the west gable. Power and light.

#### **OUTSIDE :**

A metal gate gives access to gravel drive and parking area. The garden is set out with raised, productive vegetable beds and would suit someone wishing to grow their own food. There are 23 recently planted fruit trees and 12 fruit bushes. Well. 3 sheds.

#### **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Drainage is to an all water septic tank installed in 2005. Heating is via the woodburner and electric convector heaters. Broadband internet connection. Good mobile phone reception. Well.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 389€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€177,000

## Key Information

Internal Area:	90 sqm
Land Area:	0.12 ha

## Location: Normandy



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