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## Countryside house for sale in Manche - VIRTUAL TOUR

Vire-Normandie , Manche , Normandy



# €118,500

inc. of agency fees

3 Beds    2 Baths    84 sqm    0.15 ha

Detached stone house on the outskirts of a popular village with amenities  
This house sits at the end of a quiet cul-de-sac within...

### At a Glance

<b>Reference</b>	MFH-NORF01864	<b>Near to</b>	Vire-Normandie	<b>Price</b>	€118,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	84 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Detached stone house on the outskirts of a popular village with amenities

This house sits at the end of a quiet cul-de-sac within walking distance of the village. It benefits from upvc double glazed tilt and turn windows, a new staircase and an upgraded electrical installation. An additional

bedroom/bathroom has also been created within 16 years. There is room to extend into the attached outbuilding and the downstairs lounge could be used as a bedroom, if required.

This property is situated in the south of the department of Calvados 9km from Vire with all amenities and a mainline trainline to Paris. The small local town is within walking distance and offers an excellent bakery, a pharmacy, a small supermarket, a hairdresser, a primary school, a library, a children's playground, sports facilities and electric vehicle charging points. There is an 18 hole golf course is within a few minutes drive. The property is a 5 minute drive from the town of Vire, with all facilities including a train service to Paris (2 hours 45 minutes) and about an hour's drive south from the port of Ouistreham, Caen , the landing beaches and an hour inland from the breathtaking bay of the Mont St Michel to the west. The nearest beach is at Granville which is about a 45 minute drive. It is about 36km from the town of Avranches ).

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## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Open plan Living Room/Kitchen/Dining Room** 5.61 x 5.07m Partly glazed door and window to front and partly glazed door to rear elevations. Tiled floor. Stairs to first floor with cupboard under. Telephone socket. Convector heater. Granite fireplace with woodburner. Matching base units with sinks and mixer tap. Tiled worktops and splashback. Space for free-standing cooker and upright fridge/freezer. Electrics.

**Lounge** 3.63 x 2.92m Window to rear elevation. Convector heater.

**Inner Hall** Window to front elevation.

**Utility Area** Space and plumbing for washing machine and dishwasher. Hot water cylinder.

**Shower Room** 2.07 x 1.90m Vanity basin with mirror and light over. Shower cubicle. Heated towel rail.

**Cloakroom** WC. Vent.

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

**Landing** Velux window to front elevation. Wood flooring. Hatch to loft. Built-in cupboard.

**Bedroom 1** 3.66 x 2.42m 2 Velux windows to rear elevation. Wood flooring. Convector heater. Sloping ceiling. Exposed beam. Built-in wardrobe.

**Shower Room** 2.08 x 1.78m Velux window to front elevation. Sloping ceiling. Shower cubicle with jets. WC. Heated towel rail. Pedestal basin. Extractor.

**Bedroom 2** 4.17 x 2.63m (max) Velux window to front and window to east elevations. Convector heater. Exposed beam. Sloping ceiling. Door to:

**Bedroom 3** 4.26 x 2.32m Velux window to rear elevation. Convector heater. Window to east elevation. Exposed beams. Sloping ceiling.

## **OUTSIDE :**

Double wooden gates lead to a gravel drive.

**Attached Barn on 2 levels.** 6.12 x 3.49m Constructed of stone under a tiled roof. Pedestrian door to front and rear elevations. Concrete floor. Power and light.

Partly walled garden laid to lawn with mature hedges and shrubs.

**Garden Shed** 2.81 x 2.20m

Well.

## **ADDITIONAL INFORMATION :**

Mains drainage, water, electricity and telephone. Fibre optic internet connection available. The heating is provided by a woodburner and electric convector heaters. There is an electric hot water cylinder. Double glazed tilt and turn PVC windows.

## **FINANCIAL DETAILS :**

Taxes Foncières : 604€ per annum

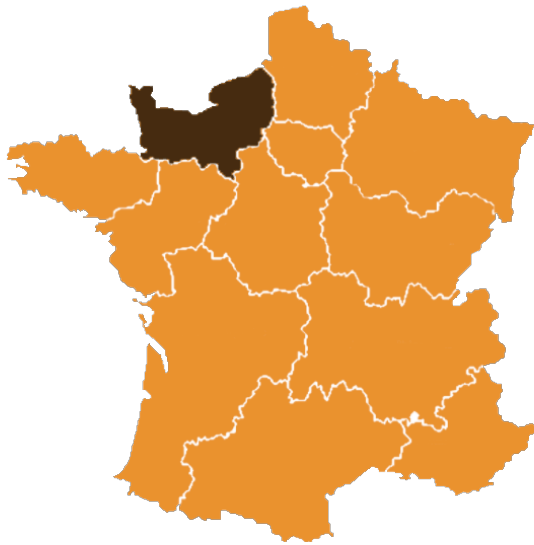
## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€118,500

## Key Information

Internal Area:	84 sqm
Land Area:	0.15 ha

## Location: Normandy



## Gallery











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