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Countryside house for sale in Manche - VIRTUAL TOUR

Tessy-sur-Vire , Manche , Normandy



€171,500

inc. of agency fees

7 Beds 4 Baths 227 sqm 0.47 ha

Substantial detached house, gîte and outbuildings with over an acre of garden The property has been in the same family for several...

At a Glance

Reference	MFH-NORF01866	Near to	Tessy-sur-Vire	Price	€171,500
Bed	7	Bath	4	Hab.Space	227 sqm
Land	0.47 ha	Pool	No	Land Tax	N/A

Property Description

Substantial detached house, gîte and outbuildings with over an acre of garden

The property has been in the same family for several generations. It offers a 5 bedroom main house and a 2 bedroom gîte which are separated by a barn. There is another part renovated cottage in the garden. The

property was re-wired in about 2001/2 and has had some new flooring, some new windows, and insulation. The glazed doors to the rear of the property used to open onto a balcony.

The property is located in a pretty village in the Normandy region of France, 16 km from Saint-Lo, the department capital. It has a boulangerie, supermarket, bar-tabac, hairdresser and a great local restaurant. The 18th-century church has modern frescos and a carillon. The village was recently awarded its 4th rosette as a 'Village Fleurie' – Village in bloom. Further facilities are to be found in Tessy-sur-Vire and Torigni-sur-Vire both with all amenities. (General information: Tessy-sur-Vire is 249 km from Paris). It is 303 km from the cross channel tunnel at Calais and the ferry port at Caen Ouistreham is less than an hour's drive. Nearby tourist attractions are Coutances Cathedral (29 km), the Bayeux Tapestry (Musée de la Tapisserie de Bayeux) (43 km), D-Day Landing Beaches (46 km) or the UNESCO heritage site at Mont St Michel (49 km). Excellent transport links are available on the nearby A84 motorway.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES

On the Ground Floor -

Kitchen/Dining Room 5.62 x 5.15m Partly glazed door and window to front, and window to rear elevations. Tiled floor. Stairs to first floor. 2 radiators. Fireplace with raised hearth and woodburner. Double ceramic sink unit. Space for free-standing cooker. Space and plumbing for washing machine.

Bedroom 1 3.54 x 2.15m Wood flooring. Window to front elevation. Convector heater.

Shower Room 2.06 x 1.46m Window to rear elevation. Tiled floor. Convector heater. WC. Shower. Hand basin.

Lounge 5.15 x 4.22m 2 radiators. Tiled floor. Sliding patio doors to front and small pane glazed door to rear elevations. Telephone socket.

On the First Floor -

Bedroom 2 5.28 x 4.07m 2 windows to front and window to rear elevations. Convector heater. Wood flooring. Marble fireplace. Door to:

Bedroom 3 5.07 x 5.07 x 2.31m Glazed door to east and window to west elevations. Wood flooring. Convector heater.

Landing Glazed door to east elevation. Wood flooring. Stairs to:

Bedroom 4 4.37 x 3.32m Window to front elevation. Convector heater.

Bathroom 3.38 x 1.92m Bath with mixer tap. Vanity basin with mirror and light over. Convector heater. WC. Vent.

On the Second Floor -

Bedroom 5 5.90 x 2.49m 2 Velux windows to front and Velux window to rear elevations. Wood flooring. Exposed "A" frame and exposed stone wall. Wood flooring. Opening to:

Bathroom 2.45 x 2.44m (to finish) Velux window to front and rear elevations. WC. Hand basin. Bath with mixer tap. Sloping ceiling. Door to:

Mezzanine on 2 levels 4.06 x 2.11m and 5.09 x 2.84m Window to front and glazed door to rear elevations. Exposed stone wall.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the ground floor -

Entrance Hall 3.49 x 2.70m Partly glazed door and side panel to west and 3 windows to front elevations. Radiator. Tiled floor. Stairs to first floor with cupboard under. Telephone socket.

Shower Room 2.72 x 1.14m Window to rear elevation. Tiled floor. WC. Pedestal basin. Shower. Vent. Heated towel rail.

Living/Dining Room/Kitchen 5.70 x 5.03m (max) 2 windows to front and window to rear elevations. 2 radiators. Exposed beams. Tiled floor. Granite fireplace with raised hearth and woodburner. Built-in shelves. Telephone socket. Central heating thermostat. **Kitchen area** - Window to rear elevation. Tiled floor. Sink unit. Wall units. Space for free-standing cooker. Extractor.

Garden Room 5.87 x 4.45m Tiled floor. Sliding patio doors to front, window to east and south elevations. Radiator. Exposed stone wall.

On the First Floor -

Landing 2 radiators. Hatch to loft. Glazed door and window to east elevation.

Shower Room 2.63 x 1.61m Exposed stone wall. Window to south elevation. Tiled floor. WC. Vanity basin with mirror and light over. Shower. Heated towel rail.

Bedroom 1 3.62 x 3.36m (max) Window to south and west elevations. Radiator. Exposed stone wall. Telephone socket.

Bedroom 2 3.87 x 2.00m Window to west elevation. Radiator. Telephone socket.

OUTSIDE :

Pedestrian access via double metal gates to the front of the property. Large terrace with stone retaining wall. Mature shrubs and plants.

The two houses are divided by a **barn** which is divided into 2 rooms with loft over.

Room 1 4.98 x 2.81m Pedestrian door to front and window to rear elevations. Concrete floor. Power and light. Fuseboard. Hot water cylinder for Gite. Space and plumbing for washing machine.

Room 2 5.09 x 1.89m Pedestrian door to front and window to rear elevations. Concrete floor. Power and light.

Detached Garage 4.70 x 4.26m (used for storage) Constructed of rendered block under a roof of steel sheets. Concrete floor. Sliding PVC door to front elevation. Power and light. Pedestrian door and window to rear elevation.

Attached Open-Fronted Lean-to 5.09 x 2.27m Concrete floor.

The remaining garden is laid to lawn with mature trees and shrubs. Vegetable garden.

SEPARATE DETACHED STUDIO No water or electricity connected.

Ground Floor 6.14 x 4.28m Door and window to south and door to north elevations. Stairs to first floor. Concrete floor.

On the First Floor 4.94 x 3.34m Wood flooring. Sloping ceiling. Velux window to south and north, window to east and west elevations.

Decking and covered seating area.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Electric heating and woodburner (the electric heating in the gîte will need some attention). There are 2 hot water cylinders. Double and single glazed windows. Drainage is to an all water septic tank believed to have been installed in about 2009.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 2,000 € per annum

Taxe d'habitation : € per annum

Asking price : 171,500€ including Agency fees of 11,500€. In addition the buyer will pay the Notaire's fee of 13,000€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 2000€ and 2760€ 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

SIF – 001866

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€171,500

Key Information

Internal Area:	227 sqm
Land Area:	0.47 ha

Location: Normandy



Gallery











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C. BAUER – Sunday Times

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