

[Click to view MFH-NORF01869](#)

House for sale in Manche - VIRTUAL TOUR

Juvigny-les-Vallées , Manche , Normandy



€129,000

inc. of agency fees

2 Beds 1 Baths 71 sqm 0.21 ha

Detached bungalow with room to extend and half an acre of garden
This bungalow stands in a quiet rural hamlet and offers room to...

At a Glance

Reference	MFH-NORF01869	Near to	Juvigny-les-Vallées	Price	€129,000
Bed	2	Bath	1	Hab.Space	71 sqm
Land	0.21 ha	Pool	No	Land Tax	N/A

Property Description

Detached bungalow with room to extend and half an acre of garden

This bungalow stands in a quiet rural hamlet and offers room to extend into the first floor, where there are two occasional bedrooms. The conservatory is perfectly placed with views of a pretty garden to front of the property. There is a small paddock and orchard.

The property is situated in the Manche in the Normandy region of France, near a small French village with a local store, small restaurant and Patisserie. St Hilaire, Brécey and Mortain are all just 10-15 minutes drive away, and all have either indoor or open air swimming pools. A 25 minute drive will take you to the larger town of Avranches, and Le Mont St Michel and the beautiful beaches are just 30-45 minutes away. The nearest Port is at Saint Malo 66 km or Caen Ouistreham - 75 miles.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Conservatory 5.84 x 2.99m Sliding patio doors to south and east elevations. Fully glazed. Tiled floor. Exposed stone wall. Partly glazed door to:

Lounge/Dining Room 5.59 x 4.98m Window to front and rear elevations. Tiled floor. Exposed beams. Granite fireplace with open hearth. Exposed stone wall. Telephone socket. 2 radiators.

Kitchen 3.98 x 2.42m Window to front elevation. Tiled floor. Range of matching base units. Ceramic sinks with mixer tap. Tiled worktops and splashback. Space for free-standing cooker with extractor hood over. Space and plumbing for dishwasher.

Cloakroom Window to rear elevation. WC.

Shower Room 3.62 x 2.80m Space and plumbing for washing machine. Radiator. Vanity unit with mirror and light over. Bidet. Shower. Window to rear elevation.

Bedroom 1 3.81 x 2.77m Window to front elevation. Radiator. Laminate flooring.

Bedroom 2 3.83 x 2.63m Window to rear elevation. Radiator. Exposed beam. Door to attached outbuilding. Stairs to first floor.

On the first floor -

Mezzanine 5.32 x 3.06m

Bedroom 3 3.93 x 1.63m Velux window to rear elevation Exposed stone wall and "A" frame. Sloping ceiling.

Bedroom 4 3.93 x 1.89m Velux window to front elevation. Convertor heater. Exposed stone wall.

OUTSIDE :

Gravel parking area with gates to front and rear of the house.

In the Basement -

Garage 6.26 x 3.97m Sliding wooden door to rear elevation. Power and light. Wall-mounted boiler.

Wine Cellar 6.26 x 4.93m Power and light. Pedestrian door and window to rear elevation. Well water cylinder.

Calvados Cellar 6.26 x 3.29m Earth floor. Power and light. Pedestrian door to rear elevation.

Store Room 6.26 x 2.96m Pedestrian door to rear elevation.

Attached Open-fronted corrugated iron **wood shed**.

The garden to the front of the property has a gravel seating area. The remainder of the garden is laid to lawn with mature shrubs, trees and flower beds. Vegetable garden.

Separate small paddock.

ADDITIONAL INFORMATION :

Well water and mains water, electricity and telephone. Gas fired central heating and open fireplace. Double glazed windows to the front of the bungalow and conservatory. Drainage is to an all water septic tank installed in 2020.

FINANCIAL DETAILS :

Taxes Foncières : 455€ per annum

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€129,000

Key Information

Internal Area:	71 sqm
Land Area:	0.21 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved