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Townhouse for sale in Manche - VIRTUAL TOUR

Saint-Lô , Manche , Normandy



€310,000

inc. of agency fees

3 Beds 1 Baths 140 sqm 0.05 ha

Loft style Townhouse in a quiet area of a large city with garden This property was renovated from an Old Chapel with extensions between...

At a Glance

Reference	MFH-NORF01893	Near to	Saint-Lô	Price	€310,000
Bed	3	Bath	1	Hab.Space	140 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Loft style Townhouse in a quiet area of a large city with garden

This property was renovated from an Old Chapel with extensions between 2020 and 2022. The property has a shared main door from the street, an internal courtyard area and then the door to the house. It has plenty of

character features and versatile accommodation. The rooms are light and airy and there is the possibility of 3 bedrooms, including one on the ground floor. A great deal of care has been taken in attention to detail on this atypical property. There is a delightful terrace and split level garden to the rear of the property with a workshop which would make a stunning summer kitchen/dining area.

The property is situated in the Manche area of Normandy. It is the prefecture (capital) of the Manche department and is 253 kilometres from Paris and 293 kilometres from Calais. Locally, there are all the amenities you would expect to find in a City, and a market on Fridays and Saturdays. It is 32 km from the Normandy D-Day Landing Beaches and 33 km from Bayeux. The nearest airport is at Caen Carpiquet.

here

THE ACCOMMODATION COMPRISES :

Shared access via internal courtyard to personal entrance door.

On the Ground Floor -

Entrance Hall Exposed stone wall. Skylight.

Cloakroom Suspended WC. Vanity unit. Exposed stone wall. Shelving. Tiled floor.

Utility Area 1.63 x 1.35m Hot water cylinder. Space and plumbing for washing machine. Space for tumble dryer. Electrics. Tiled floor.

Open-plan Lounge/Dining Room/Kitchen 10.00 x 7.35m. Tiled floor:

Kitchen Area with built-in cupboards with shelving. Range of matching base units. Solid wood worktops. Space and plumbing for slimline dishwasher. Sink with mixer tap. Space for under-counter fridge. Built-in oven and ceramic hob with extractor hood over.

Stairs to first floor. Pellet burner. Sliding patio doors to terrace. 3 skylights. Partly glazed wardrobe with shelving. Walk-in pantry.

Bedroom 1/Sitting Room 5.36 x 4.57m 2 skylights with shutters. Triple sliding patio doors and double patio doors to terrace.

On the First Floor -

Landing 2 windows to south elevation.

Bathroom 2.90 x 2.23m Window to north elevation. Inset spotlights. Extractor. Suspended WC. Vanity

unit. Bath with mixer tap/shower fitment and screen.

Study/Bedroom 2 3.39 x 2.69m (ma) Hatch to loft. Built-in cupboards.

Bedroom 3 3.81 x 3.78m (min) 2 windows to east elevation and 2 windows to south with cupboards under. Ornamental fireplace. Built-in shelves. Cupboard with shelving.

OUTSIDE :

Decking area with lighting and partly walled, fully enclosed garden laid to lawn with 2 large magnolia trees. Steps down to second area of lawn.

Workshop/Orangery 4.50 x 2.05m Concrete floor. Power and light. Partly glazed doors to front elevation. Window to east elevation. Patio.

ADDITIONAL INFORMATION :

Mains water, electricity are connected. Mains telephone line not in use. Fibre optic broadband. Heating is provided via a pellet burner. Hot water cylinder. Double glazed aluminium windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 395€ per annum

Summary

Property type:	Town house
Bedrooms:	3
Bathrooms	1
Price	€310,000

Key Information

Internal Area:	140 sqm
Land Area:	0.05 ha

Location: Normandy

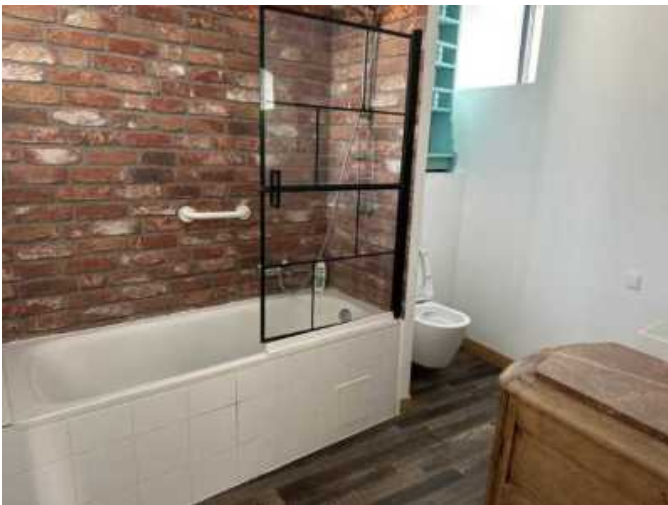


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