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## Countryside house for sale in Manche - VIRTUAL TOUR

Juvigny-le-Têtrre , Manche , Normandy



# €210,500

inc. of agency fees

3 Beds    3 Baths    108 sqm    0.17 ha

Renovated detached house with attractive accommodation and superb views This property was renovated and extended in 2006 to provide...

### At a Glance

<b>Reference</b>	MFH-NORF01911	<b>Near to</b>	Juvigny-le-Têtrre	<b>Price</b>	€210,500
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	108 sqm
<b>Land</b>	0.17 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Renovated detached house with attractive accommodation and superb views

This property was renovated and extended in 2006 to provide light and airy family accommodation, situated in a smart rural hamlet. It is move in ready and viewing is highly recommended.

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 20 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. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 45 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Weekly market on a Tuesday in Sourdeval, including Livestock. 25 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever.

here

## **THE ACCOMMODATION COMPRISES:**

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

**Open Plan Kitchen/Dining Room** 7.08 x 6.17m Partly glazed door and 2 windows to front, 2 windows and partly glazed door and side panel to rear elevations. Tiled floor. Stairs to first floor. Range of matching base and wall units including display island with solid wood worktop. Polished granite worktops and splash backs. Recess for microwave. Builtin dishwasher. Stainless steel sinks with mixer tap. Space for range-style cooker with extractor hood over. Space for American-style fridge/freezer. Inset spotlights. 3 radiators. Central heating thermostat. Cupboard housing wall-mounted gas fired central heating boiler.

**Utility Room** 4.35 x 2.05m Radiator. Tiled floor. Window to rear and west elevations. Base and wall units. Stainless steel sink with mixer tap. Worktop and tiled splashback. Inset spotlights. Space and plumbing for washing machine. Space for tumble dryer. Sliding door to:

**Shower Room** Tiled floor. Obscure glazed window to west elevation. WC. Hand basin. Radiator. Shower. Extractor. Inset spotlights.

**Lounge** 5.08 x 3.76m Window to front and rear, and Velux window to front and rear elevations. 2 radiators. Granite fireplace with woodburner. Tiled floor. Glazed double doors to:

**Conservatory** 5.79 x 3.40m Sliding patio doors to north, east, and west elevations. Exposed stone wall. tiled floor.

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

**Landing** Velux window to south elevation. Laminate flooring. Hatch to loft. Inset spotlights.

**Bedroom 1** 2.99 x 2.68m Window to front and Velux window to south elevations. Laminate flooring. Radiator. Sloping ceiling

**Bedroom 2** 3.97 x 1.75m Window to rear with electric shutter and Velux window to south elevations. Laminate flooring. Radiator. Sloping ceiling.

**Family Bathroom** 2.07 x 1.82m Bath with mixer tap. Tiled floor. WC Inset spotlights. Extractor. Vanity basin with mirror and light over. Velux window to rear elevation.

**Master Bedroom** 4.34 x 3.00m Window to front and rear elevations with electric shutters. Radiator. Built-in wardrobes to one wall. Sloping ceiling. Inset spotlights. Extractor.

**En-Suite Shower Room** Large walk-in shower. Vanity basin. WC. Tiled floor. 2 heated towel rails.

## **OUTSIDE :**

2 pairs of double wooden gates give access to gravel parking areas.

The garden is laid to lawn with mature shrubs and hedges. Terrace. Far-reaching views. Metal shed with concrete base, power and light. Outside tap.

## **ADDITIONAL INFORMATION :**

Mains water and electricity are connected along with the telephone. Fibre optic broadband is available in the road. A wall mounted gas boiler provides central heating and hot water. There is a woodburner in the lounge. Double glazed upvc windows with wood shutters on the ground floor and electric roller shutters on the first floor. Drainage is to an all water septic tank. Security entry system.

## **FINANCIAL DETAILS :**

Taxes Foncières : 975€ per annum

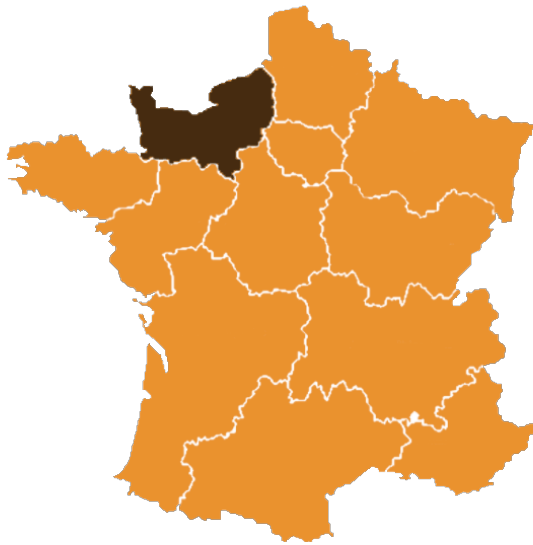
## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€210,500

## Key Information

Internal Area:	108 sqm
Land Area:	0.17 ha

## Location: Normandy



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