

[Click to view MFH-NORF01912](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Juvigny-le-Têrtre , Manche , Normandy



€325,000

inc. of agency fees

3 Beds 3 Baths 234 sqm 0.13 ha

Quality, well-appointed house with superb views This property is an imposing detached house in excellent condition throughout and...

At a Glance

Reference	MFH-NORF01912	Near to	Juvigny-le-Têrtre	Price	€325,000
Bed	3	Bath	3	Hab.Space	234 sqm
Land	0.13 ha	Pool	No	Land Tax	N/A

Property Description

Quality, well-appointed house with superb views

This property is an imposing detached house in excellent condition throughout and ready to move straight into, in a smarth rural hamlet. It benefits from a large garage/workshop with loft over and a manageable sized

garden.

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 -

Entrance Porch 4.30 x 1.40m Tiled floor. Door and 2 windows to front and window to east and west elevations. Radiator. Inset spotlights.

Open Plan Kitchen/Dining Room 5.93 x 4.53m Tiled floor. Window to front and rear elevations. Central island with granite worktop. Range of matching base units. Space for free-standing fridge/freezer. Stainless steel sink with mixer tap. Built-in oven and microwave/combi oven. 4-ring halogen hob with extractor hood over. Inset spotlights. Exposed beams. 2 radiators. Central heating thermostat.

Lounge 9.11 x 5.97m 2 windows to front, window to west, and 2 windows to rear elevations. 2 radiators. Tiled floor. Inset spotlights. Woodburner. Partly glazed door to entrance porch. Stairs to first floor with cupboard under.

Utility Room 2.60 x 2.28m Tiled floor. Glazed door to rear elevation. Wall-mounted gas-fired boiler. Sinks with mixer tap. Base units. Worktops. Space and plumbing for washing machine. Vent. Electrics. Built-in cupboard. Radiator.

Cloakroom Window to east elevation. Vanity basin. Vent. WC. Radiator. Tiled floor.

Shower Room 2.60 x 2.30m Tiled floor. Window to front elevation. Inset spotlights. Shower. Heated towel rail. Vanity basin. Vent.

Conservatory 6.05 x 3.41m Convector heater. tiled floor. Sliding patio doors.

On the First Floor -

Mezzanine/Study Area 5.86 x 4.37m Hatch to loft space. Window to front elevation. Laminate flooring.

Master Bedroom 5.94 x 3.73 & 2.81m Window to front and rear elevations. Large glazed double doors to "Juliette2 balcony. Inset spotlights. Laminate flooring. 2 radiators. Built-in wardrobes.

En-Suite Bathroom Velux window to front elevation. Tiled floor. Vanity basin. WC. Bath with mixer tap/shower fitment. Shower. Heated towel rail. Inset spotlights. Extractor.

Bedroom 2 5.40 x 2.70m Window to rear elevation. Laminate flooring. Radiator. Sloping ceiling. Inset spotlights.

Bedroom 3 5.97 x 4.96m (max) Window to south and north and 2 windows to west elevations. Laminate flooring. 2 radiators. Inset spotlights.

Family Bathroom 2.55 x 2.23m Velux window to front elevation. WC. Tiled floor. Heated towel rail. Vanity basin. Shower. Inset spotlights. Extractor. Sloping ceiling.

OUTSIDE :

Double wooden gates give access to a gravel drive, parking and turning area.

Detached Garage 8.36 x 7.02m Constructed of block and timber with sliding doors and pedestrian door to front elevation. Concrete floor. Power and light. Stairs to first floor storage area with velux windows to the east and west elevations. Outside tap.

The garden is laid to lawn and fenced with nature hedges and mature trees. 2 patios to the rear of the property.

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 tilt and turn windows. Drainage is to an all water septic tank. Security entry system. Centralised vacuum.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,100€ per annum

Taxe d'habitation : Means tested

Asking price : 325,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fee of 23,000€

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 2 407 € and 3 257 € 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)

A full Energy Audit has been carried out at this property.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

SIF – 001912

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€325,000

Key Information

Internal Area:	234 sqm
Land Area:	0.13 ha

Location: Normandy

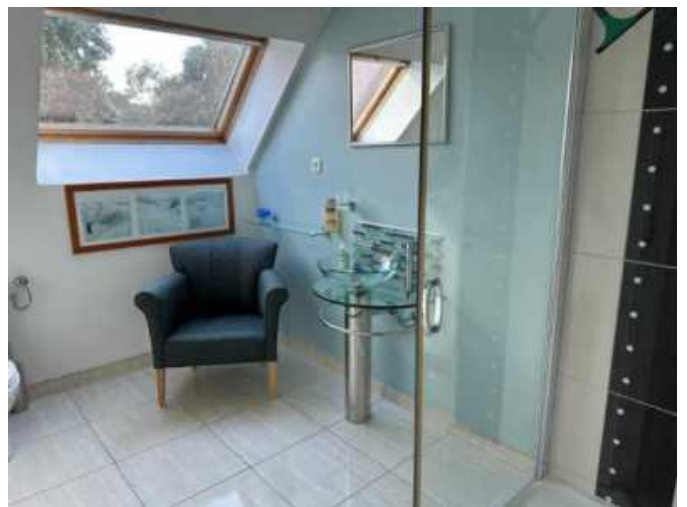


Gallery











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