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## Countryside house for sale in Manche - VIRTUAL TOUR

Juvigny-le-Têtrre , Manche , Normandy



# €346,000

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

<b>Reference</b>	MFH-NORF01912	<b>Near to</b>	Juvigny-le-Têtrre	<b>Price</b>	€346,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	234 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	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.

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## **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

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€346,000

## Key Information

Internal Area:	234 sqm
Land Area:	0.13 ha

## Location: Normandy

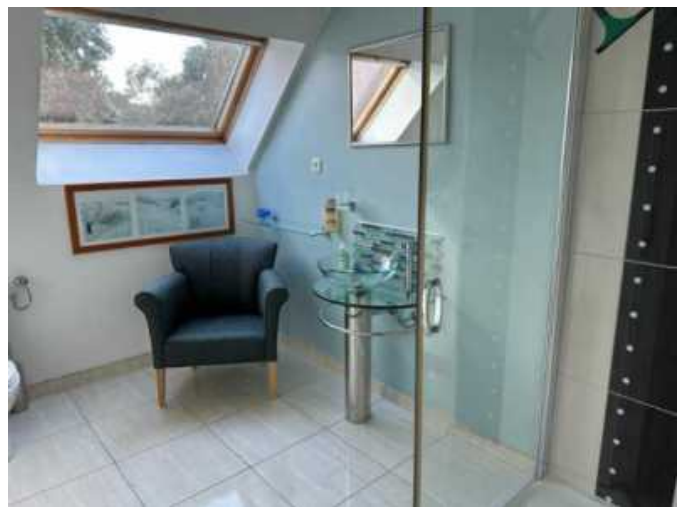


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