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## Countryside house for sale in Calvados - VIRTUAL TOUR

Montchamp , Calvados , Normandy



# €256,500

inc. of agency fees

4 Beds   3 Baths   175 sqm   0.24 ha

Beautifully presented detached family house with half an acre The property stands in a quiet rural hamlet on a "no through road"....

### At a Glance

<b>Reference</b>	MFH-NORF01953	<b>Near to</b>	Montchamp	<b>Price</b>	€256,500
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	175 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautifully presented detached family house with half an acre

The property stands in a quiet rural hamlet on a "no through road". The accommodation is spacious and offers versatile family accommodation. The garden is equally well maintained and of a manageable size.

The property is in a quiet, convenient position near the villages of Bény-Bocage and Montchamp on the Vire/Aunay sur Odon road in the Calvados district of Normandy. The area largely consists of small villages dotted among rolling hills, pasture and woodland. It is a short drive from the D-Day beaches in the north, Falaise to the south-east and Mont St. Michel to the south-west. The lovely old town of Bayeux with its famous tapestry is 50 minutes drive away and Omaha beach is approximately 1 hour 15 minutes drive. The nearest beaches are in the direction of Caen (Ouistreham), Deauville or Granville approximately 45 minutes to 1 1/4 hours drive. To the South and just 10 minutes drive away is the lovely area of Suisse Normande, with its gorges, rivers and forests. The nearest airport and ferry port are near Caen (25 miles). A mainline train service to Paris and all other amenities can be found at Vire which is a 10 minute drive from the property.

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## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

**Entrance Hall** 2.61 x 2.20m Partly glazed door to front elevation. Door to stairs to first floor. Tiled floor.

**Lounge** 4.92 x 4.08m Window to south and west elevations. Tiled floor. Fireplace with woodburner. Radiator. Built-in shelving.

**Lobby** Tiled floor. Window to west elevation. Storage cupboard with electrics.

**Cloakroom** Window to rear elevation. Tiled floor. Part wood panelled walls. WC. Shelving. Convector heater.

**Shower Room** 2.26 x 1.96m Window to west elevation. Tiled floor. Twin vanity unit with mirror, light and cupboards over. Tiled shower. Convector heater.

**Utility Room** 2.77 x 2.40m Window to rear elevation. Space and plumbing for washing machine. Sink unit with mixer tap. Worktops. Space for under-counter fridge and freezer. Tiled floor.

**Dining Room** 4.09 x 2.67m Window to front elevation. Wood flooring. Stairs to first floor. Radiator. Built-in cupboards to one wall with shelving and coat hanging space.

**Snug** 4.69 x 3.98m Window to front elevation. Tiled floor. Display shelf. Radiator.

**Kitchen** 4.94 x 4.48m 2 windows to front elevation. Range of matching base units. Sinks with mixer tap. Space and plumbing for dishwasher. Central island. Space for free-standing range-style cooker. Space and plumbing for dishwasher. Display shelves. Built-in oven. Laminate flooring. Radiator. Exposed stone wall. Vents.

**Workshop/Boiler Room** 4.96 x 2.20m Wall-mounted boiler. Door to rear garden.

**Garden Room** 4.83 x 3.23m Partly glazed double doors to south and east, and window to south, 2 windows to east, and 2 windows to rear elevations. Laminate flooring.

**On the First Floor** (via stairs from dining room) -

**Landing** Wood flooring. Radiator. Velux window to rear elevation. Sloping ceiling.

**Bedroom 1** 3.11 x 3.00 (max) Window to front elevation. Exposed beams. Radiator. Sloping ceiling.

**Bedroom 2** 4.27 x 2.82m Velux window to front elevation. Wood flooring. Radiator. Sloping ceiling. Exposed beams.

**Bedroom 3** 4.51 x 3.08m Window to front elevation. Wood flooring. Radiator. Sloping ceiling.

**Shower Room** 2.40 x 1.18m Velux window to rear elevation. Sloping ceiling. Tiled floor. Vanity unit. Corner shower. Radiator. WC.

**On the First Floor** (via stairs from entrance hall) -

**Master Bedroom** 4.53 x 4.18m Velux window to rear and 2 to front elevations. Wood flooring. Radiator. Sloping ceiling. Door to:

**En-Suite Bathroom** 3.10 x 2.20m Velux window to rear elevation. Radiator. Wood flooring. Sloping ceiling. Bath with mixer tap/shower fitment and partly tiled surround. Macerator WC. Vanity unit. Hatch to loft.

**Walk-in Wardrobe** 2.20 x 1.46m Sloping ceiling. Wood flooring.

## **OUTSIDE :**

Double wrought iron gates lead to gravel drive, parking and turning space. Gravel seating area. Patio. The garden is laid to lawn with flower/shrub borders and mature trees. Open-fronted log store.

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Gas fired central heating and a woodburner. Fibre optic internet connection. Drainage is to an all water septic tank. Double glazed windows.

## **FINANCIAL DETAILS :**

Taxes Foncières : 1,008€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€256,500

## Key Information

Internal Area:	175 sqm
Land Area:	0.24 ha

## Location: Normandy



## Gallery













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