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## Countryside house for sale in Manche - VIRTUAL TOUR

Villedieu-les-Poêles , Manche , Normandy



**€199,000**

inc. of agency fees

1 Beds    1 Baths    59 sqm    0.36 ha

Beautifully renovated cottage with stone house to renovate and large garden This property comprises an immaculate one bedroom cottage...

### At a Glance

<b>Reference</b>	MFH-NORF01958	<b>Near to</b>	Villedieu-les-Poêles	<b>Price</b>	€199,000
<b>Bed</b>	1	<b>Bath</b>	1	<b>Hab.Space</b>	59 sqm
<b>Land</b>	0.36 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautifully renovated cottage with stone house to renovate and large garden

This property comprises an immaculate one bedroom cottage and a large stone house to finish renovating in a garden of nearly one acre, and pretty views across the valley.

This lovely house is situated less than 90 minutes from **Cherbourg** and **1 hour to Caen**. The nearest beach is at **Granville** which is 25 minutes to the west and **Mont Saint Michel, Bayeux** and **Avranches** are all within an hour's drive. The **Normandy Beaches, Dinan** and **Rennes** take a little longer and **Monet's Garden at Giverny** is a comfortable day trip out. Villedieu-les-Poêles is a pretty town with many places to visit, including an indoor swimming pool, a bell foundry, a lace and copper museum and copper workshops. The market on Tuesday mornings is excellent. There are plenty of places to walk in the area.

here

## **THE ACCOMMODATION IN THE MAIN HOUSE TO RENOVATE COMPRISES :**

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

**Room 1** 6.85 x 5.66m Exposed stone walls. Tiled floor. 2 windows to south and window to north elevations. Partly glazed door and side panel to front elevation. Stairs to first floor. Doorway to:

**Room 2** 6.16 x 5.66m Glazed door to north, partly glazed door and side panel, and 2 windows to south elevations. Exposed stone wall and beams. Granite fireplace with raised open hearth. Tiled floor. Electrics.

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

**Open-plan space** 13.54 x 5.65m Window to north and 3 windows to south elevations. Exposed stone walls. Stairs to second floor.

### **On the Second Floor -**

Open-plan space 13.54 x 5m 2 dormer windows to the south elevation. Provision for 4 velux windows to the north elevation. Sloping ceilings. Exposed stone walls.

## **THE ACCOMMODATION IN THE COTTAGE COMPRISES :**

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

**Entrance Porch** 1.27 x 0.86m Glazed door to the west elevation. Windows to the north and south elevations. Part glazed 'stable' door to :

**Kitchen/Dining Room** 6.58 x 2.43m Tiled floor. Windows to the south and east elevations. Cupboard housing electrics and another housing the hot water cylinder. Electric radiator. Part wood panelled walls. Space and plumbing for washing machine and tumble dryer. Range of matching base and wall units with built in oven. 4 ring electric hob with extractor hood over. Solid wood worktops and tiled splashbacks. 1 1/4 sink unit with mixer tap. Inset spotlights. Space for freestanding fridge/freezer. Opening to -

**Lounge** 6.11 x 3.06m Window and glazed double doors to north elevation and terrace. Window to west elevation. Tiled floor. Radiator. Exposed stone wall. Inset spotlights. Granite fireplace with raised hearth and woodburner. Spiral staircase to first floor.

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

**Master Bedroom Suite** 6.11 x 4.63m (overall) 2 Velux windows to north and window to south elevations. 2 eaves storage cupboards. Sloping ceiling. Laminate flooring. Built-in shelving. Door to:

**En-Suite Bathroom** Bath with mixer tap/shower fitment, tiled surround and screen. Window to south and west elevations. Vanity unit. Heated electric towel rail. WC. Inset spotlight. Extractor fan.

### **OUTSIDE :**

2 sets of double metal gates lead to two gravel driveways, parking and turning areas.

The garden is laid to lawn with mature trees and shrubs. 2 open-fronted log stores. Block and timber shed. Raised vegetable beds.

Gravel terrace in front of the cottage and lean to storage area.

Well.

The main house has gravel seating area and shrubs borders to the front and an attached **Car Port** 6.42 x 3.36m Concrete floor. Power and light.

### **ADDITIONAL INFORMATION :**

Mains water and electricity. There is a telephone line to the property but it is not in use. Double glazed windows. Heating is provided by a woodburner and electric convector radiators. Broadband internet connection. Drainage is to a septic tank linked to both properties, which will need replacing.

### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 885€ per annum

### Summary

Property type:	Countryside house
Bedrooms:	1
Bathrooms	1
Price	€199,000

### Key Information

Internal Area:	59 sqm
Land Area:	0.36 ha

### Location: Normandy



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**C. BAUER – Sunday Times**

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