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## Countryside house for sale in Manche - VIRTUAL TOUR

Brécey , Manche , Normandy



# €192,500

inc. of agency fees

4 Beds      190 sqm      0.22 ha

Substantial detached family house with garden This family house is situated in a hamlet and benefits from spacious accommodation including...

### At a Glance

<b>Reference</b>	MFH-NORF01709	<b>Near to</b>	Brécey	<b>Price</b>	€192,500
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.22 ha			<b>Land Tax</b>	N/A

### Property Description

Substantial detached family house with garden

This family house is situated in a hamlet and benefits from spacious accommodation including a recently fitted kitchen, all water septic tank and first floor bathroom. The roof was partially replaced in about 2012.

There are some finishing works to be done. Viewing is recommended.

The property is situated near a small French village with a local store, small restaurant and Patisserie. St Hilaire, Brecey 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 35-45 minutes away. The nearest Port is at Saint Malo 66km or Caen Ouistreham – 75 miles.

here

## **THE ACCOMMODATION COMPRISES :**

### **Ground Floor**

**Lounge** 6.38 x 5.84m Obscure glazed door to front and rear, window to front and rear elevations. Cupboard housing electrics. Central heating thermostat. Stairs to first floor. Tiled floor. Exposed beams. Granite fireplace with wood-burner. Inset spotlights. 2 radiators.

**Inner Hall** Tiled floor. Obscure glazed window to front elevation.

**Cloakroom** Tiled floor. WC. Hand basin. Convector.

**Kitchen** 5.86 x 5.82m Sliding patio doors to rear elevation. Granite fireplace. Range of matching base and wall units. Worktops and splash-backs. Sink with mixer tap. Island unit. Hot water cylinder. Space and plumbing for washing machine. Built-in dishwasher. Recess for microwave. Inset spotlights. Tiled floor. Space for upright fridge and freezer. Electric radiator.,

**Games Room/Dining Room** 4.33 x 3.31m Window to rear elevation. Tiled floor. Glazed double doors to inner hall. Exposed beam.

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

**Landing** Laminate flooring. 3 windows to front elevation. Door to stairs to second floor.

**Bedroom 1** 4.41 x 2.56m Laminate flooring. Window to rear elevation. Radiator. Shower. Granite fireplace. Recess for hot water cylinder.

**Bathroom** 3.15 x 1.94m Window to rear elevation. WC. Twin vanity unit with mirror and light over. Bath with tiled surround, mixer tap/shower fitment. Shower. Heater towel rail.

**Bedroom 2** 4.47 x 3.84m Window to rear elevation. Laminate flooring. Radiator. Exposed beam. Granite fireplace. Built-in cupboard.

**Master Bedroom** 5.91 x 5.03m Window to front and 2 windows to rear elevations. 2 radiators. Granite fireplace. Mezzanine over with exposed stone wall.

**Shower Room** with water and drainage to finish.

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

**Landing** Velux window to rear elevation. Exposed "A" frame.

**Shower Room** 2.04 x 1.35m Vanity basin. Shower. Velux window to rear elevation. WC. Exposed beam. Sloping ceiling. Extractor.

**Loft/Study** 3.25 x 2.37m Sloping ceiling. Velux window to front elevation. VMC unit. Exposed beams.

**Gym/Bedroom 4** 4.23 x 3.73m Sloping ceiling. Exposed "A" frame. Velux window to rear elevation. Wood flooring.

### **OUTSIDE :**

To the side of the property there is parking for at least 2 cars. To the rear there is a large garden, mainly laid to lawn with mature trees and hedges. Large concrete patio.

### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity. Electric heating and woodburner. Drainage is to an all water septic tank. Broadband internet connection. Double glazed windows with electric shutters on the ground floor.

### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 700€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€192,500

## Key Information

Internal Area:	190 sqm
Land Area:	0.22 ha

## Location: Normandy



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