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Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



€348,500

inc. of agency fees

4 Beds 178 sqm 0.36 ha

Well appointed detached house with 3/4 acre garden and double garage
The property has been completely modernised and improved over...

At a Glance

Reference	MFH-NORF01740	Near to	Ger	Price	€348,500
Bed	4	Pool	No	Hab.Space	178 sqm
Land	0.36 ha			Land Tax	N/A

Property Description

Well appointed detached house with 3/4 acre garden and double garage

The property has been completely modernised and improved over the last few years. The house was re-wired in March 2020 (except the kitchen), a new hot water cylinder was fitted in September 2020, a new

woodburner was fitted in the Lounge in September 2020, the bathrooms have been modernised and new carpets were fitted in all of the bedrooms. The kitchen electrics were renewed in November 2021 and a new kitchen was fitted in December 2021. The entrance hall has a spectacular galleried landing and the house provides spacious family accommodation.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 5 1/2 km from Sourdeval, the nearest town. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The property is within a 15 minute drive of a well known local restaurant. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest.

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 4.59 x 3.78m Partly glazed door and side panel and 2 windows to front elevation. Stair5s to galleried landing. Radiator. Tiled floor. Exposed brickwork and beams. Storage cupboard with wall mounted De Dietrich boiler and electrics.

Cloakroom Vanity unit. WC. Heated towel rail. Exposed beams.

Lounge 5.79 x 5.29m Partly glazed double doors and window to front elevation. Tiled floor. Radiator. Granite fireplace with wood-burner. Exposed beams.

Open Plan Kitchen/Dining Room/Sitting Room :

Kitchen Area 5.00 x 4.98m Partly glazed double doors and window to front elevation. Tiled floor. Exposed beams. Range of matching base and display wall units. Central island breakfast bar with cupboards on both sides. Radiator. Inset sink with mixer tap. Worktops and matching splash-backs. Space for range style cooker with extractor hood over. Built-in Electrolux dishwasher and built-in Electrolux washing machine. Space for free standing fridge/freezer. Walk-in pantry.

Dining/Sitting Area 5.62 x 4.99m Partly glazed double doors and window to front and window to rear elevations. Tiled floor. Exposed beams. Granite fireplace with wood-burner. Electric radiator.

On the First Floor -

Split Level Galleried Landing Velux window to rear and window to front elevations. Exposed brick and stone wall. Exposed "A" frame. Laminate flooring. 2 radiators. Cupboard housing hot water cylinder.

Master Bedroom 5.62 x 4.99m Window to front and Velux window to rear elevations. Exposed "A" frame. Upright electric radiator. 2 built-in wardrobes with storage over and access to loft space with power and light. Door to:

En-Suite Shower Room 2.57 x 2.01m Velux window to front elevation. Extractor. Shower. Vanity unit. Exposed beams. Heated electric towel rail. WC. Mirror with demister and blue-tooth.

Shower Room 2.43 x 1.62m Vanity unit with mirror and integrated light over. WC. Shower. Extractor fan. Shaver socket. Wall mounted electric heater.

Bedroom 2 3.74 x 3.05m Window and Velux window to front elevation. Radiator. Exposed beams.

Bedroom 3 3.71 x 3.45m Window and Velux window to front elevation. Exposed beams. Radiator.

Bedroom 4 5.47 x 3.63m Window to front and Velux window to rear elevations. Exposed beams. Radiator. Clothes hanging rail.

OUTSIDE :

The gravel drive leads to:

Attached Double Garage 6.59 x 6.55m Concrete floor. 2 pairs of double wooden doors to front elevation. Sink with mixer tap. Stairs to first floor mezzanine storage area. Power and light.

A metal gate leads to fully enclosed dog safe garden mainly laid to lawn. 3 terraced areas - one with a Pergola. Well. Mature hedges and shrubs.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Fibre optic internet connection. Double glazed pvc wood-effect tilt and turn windows - fitted in 2020 on the ground floor and 2021 for the first floor. Drainage is to an all water septic tank installed in 2017. Gas fired central heating installed in April 2016 with a new DeDietrich Vivadens Boiler installed in May 2019 (with a buried Butane Gas tank) and 2 woodburners.

FINANCIAL DETAILS :

Taxes Foncières : 580€ per annum

Taxe d'habitation : Means tested

Asking price : 348,500€ including Agency fees of 21,500€. In addition the buyer will pay the Notaire's fee of 24,500€

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 2473 € and 3345 € 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)

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)

Property Ref : SIF - 001740

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€348,500

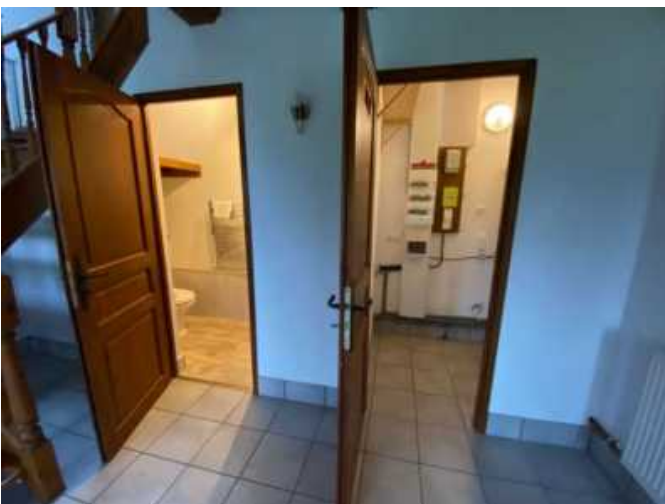
Key Information

Internal Area:	178 sqm
Land Area:	0.36 ha

Location: Normandy



Gallery











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