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Mansion for sale in Manche - VIRTUAL TOUR

Landelles-et-Coupigny , Manche , Calvados



€224,500

inc. of agency fees

4 Beds 220 sqm 0.06 ha

Beautiful Maison de Maître with converted outbuilding in a village with shops This substantial detached house offers potential to...

At a Glance

Reference MFH-NORF01727
Bed 4
Land 0.06 ha

Near to Landelles-et-Coupigny
Pool No

Price €224,500
Hab.Space 220 sqm
Land Tax N/A

Property Description

Beautiful Maison de Maître with converted outbuilding in a village with shops

This substantial detached house offers potential to be run as a B&B and is in the centre of a village with amenities. There is space to create further living accommodation on the second floor. To the rear of the

property, in a walled garden, there is a detached outbuilding which is used as a 2 room studio but which offers potential as a granny annexe or gîte.

It is situated in the village centre within 15 minutes drive from the main local town of Vire with all of its amenities, including cinema, open air market on a Friday, supermarkets, schools etc. and a mainline train station to Paris Montparnasse (approx. 2 1/2 hours away). The property is just 10 minutes from the A84 meaning that the port at Caen is easily under an hour with Cherbourg under 90 mins. The coast at Granville is about 50 minutes away. The forest of Saint Sever is within a 10 minute drive as is the 18 hole golf course and Lac de la Dathée.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Steps up to:

Entrance Hall 5.65 x 2.09m Marble floor. Partly glazed double doors to front elevation. Radiator. Double doors to:

Rear Hall 4.38 x 2.09m Partly glazed double doors to rear elevation. Stairs to first floor. Radiator. Marble floor. Cupboard housing electrics.

Lounge 4.39 x 4.37m Marble floor. 2 radiators. 2 windows to rear elevation. Part wood panelled walls. Telephone socket. Wood-burner. Ceiling rose and coving. Double doors to:

Music Room 5.61 x 4.37m Part wood panelled walls. 2 radiators. 2 windows to front elevation. Ceiling rose and coving. Marble floor. Open fireplace (closed at present).

Dining Room 4.58 x 4.37m 2 windows to front elevation. 2 radiators. Marble floor. Fireplace. 2 built-in cupboards with shelving. Part wood panelled walls. Ceiling rose and coving.

Kitchen 5.42 x 4.37 x 4.06m 2 windows to rear elevation. Radiator. Tiled floor. Worktops with tiled splashback. Space and plumbing for washing machine. Space for range style cooker. Belfast sink with mixer tap. Space for upright fridge/freezer.

On the First Floor -

Landing Window to rear elevation. Stairs to second floor. Telephone socket. Ceiling rose and coving. Wood flooring. Built-in cupboard.

Study 3.41 x 1.90m Window to rear elevation. Wood flooring. Radiator. Part wood panelled walls. Door to:

Store Room 3.60 x 2.38m Window to rear elevation. Radiator. Wood flooring.

Bedroom 1 4.97 x 4.38m Marble fireplace. Wood flooring. Coving. Part wood panelled walls. Radiator.

Family Bathroom 4.90 x 2.02m Wood flooring. Window to front elevation. Free standing bath with mixer tap and hand held shower. Macerator WC. Hand basin. Shower. Vent. Radiator.

Bedroom 2 4.98 x 4.39m Part wood panelled walls. 2 windows to front elevation. Radiator. Wood flooring. Coving. Marble fireplace. Telephone socket.

Cloakroom WC.

Shower Room 3.36 x 1.88m Window to rear elevation. Radiator. Wood flooring. Macerator WC. Hand basin. Shower. Door to:

Bedroom 3 4.51 x 2.41m Wood flooring. Coving. Radiator. Window to rear elevation.

On the Second Floor -

Landing Wood flooring.

Bedroom 4 4.40 x 2.52m Window to rear elevation. Radiator. Sloping ceiling.

Loft Space 11.24 x 5.17m 2 windows to front elevation. Ideal to convert into additional accommodation.

Hobby Room/Studio 4.42 x 2.72m Ceramic sink. Sloping ceiling. Window to rear elevation.

In the Basement -

Double doors to rear elevation.

Boiler Room 4.46 x 4.43m Boiler. Window to rear elevation.

Store Room 11.24 x 4.07m 4 windows to front elevation. Oil storage tank.

Workshop 4.41 x 4.40m Window to rear elevation.

OUTSIDE :

Walled **garden** with double wooden gates to rear access lane. Gravelled area. Chicken coop.

Outbuilding constructed of stone under a slate roof, divided into:

Room 1 3.93 x 3.78m Partly glazed door and window to east elevation. Concrete floor. Vent. Power and light. Electrics. Radiator.

Room 2 5.02 x 3.92m 2 windows to east and window to south elevations. Concrete floor. 2 radiators. Power and light. Vent.

Attached **Store Room** 4.43 x 2.85m

Attached **potting shed** 5.02 x 1.80m

Double wrought iron gates and pedestrian gate to the front of the property giving access to walled garden with gravel seating area. Cottage garden with an abundance of flowers and fruit trees. Well in the back garden with working submersible pump.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Mains Drainage. Oil fired central heating with radiators is provided. Double glazed, PVC windows with shutters. Broadband internet connection.

FINANCIAL DETAILS :

Taxes Foncières : 1,640 € per annum

Summary

Property type:	Mansion
Bedrooms:	4
Price	€224,500

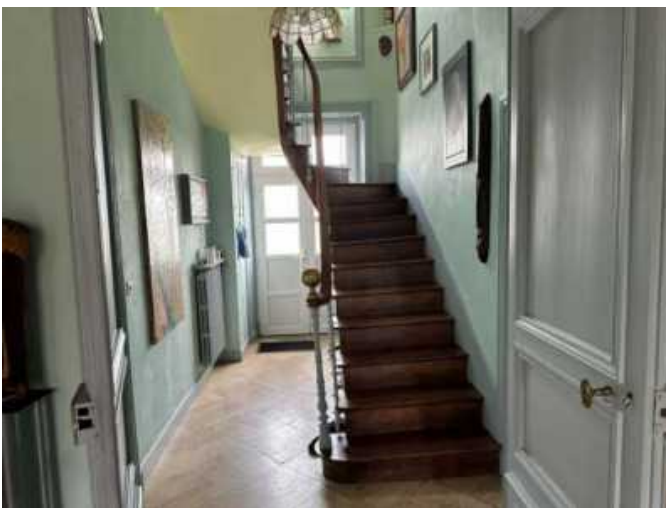
Key Information

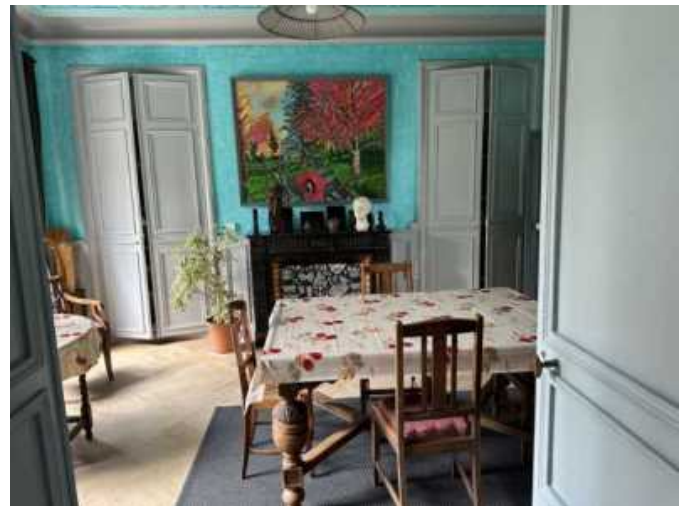
Internal Area:	220 sqm
Land Area:	0.06 ha

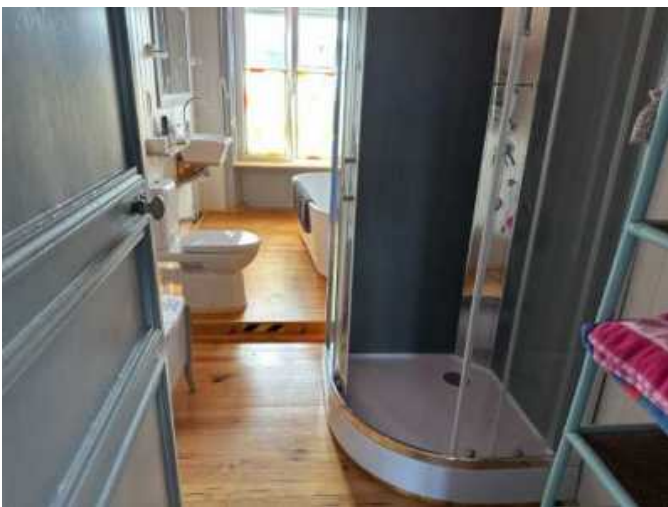
Location: Calvados



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