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Countryside house for sale in Calvados - VIRTUAL TOUR

Vire-Normandie , Calvados , Normandy



€333,000

inc. of agency fees

3 Beds 149 sqm 1.29 ha

Beautiful country house with 4 acres, gîte, garage and super views The property that has it all! A detached 3 bedroom country house,...

At a Glance

Reference	MFH-NORF01803	Near to	Vire-Normandie	Price	€333,000
Bed	3	Pool	No	Hab.Space	149 sqm
Land	1.29 ha			Land Tax	N/A

Property Description

Beautiful country house with 4 acres, gîte, garage and super views

The property that has it all! A detached 3 bedroom country house, a 2 bedroom house for visitors, a garage and workshop suitable for a Motor Home and plenty of parking. Stunning views over to Vire from the rear

and bridleways a very short distance from the house. The paddocks and stables are ready. Both houses are extremely well presented and ready to move straight into.

The property is situated in a quiet rural hamlet, 10 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloes, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 15 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 50 minutes. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (8 miles) from where you can take a fast train to Paris.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Entrance Hall Tiled floor. Stairs to first floor. Radiator. Partly glazed door and side panel to front elevation. Exposed beam and stone wall. Built-in cupboard.

Cloakroom Tiled floor. Radiator with towel dryer. Vanity unit. WC. Vent.

Lounge 5.76 x 4.75m Laminate flooring. Window to front and rear elevations. Exposed stone wall and granite fireplace with woodburner. Central heating thermostat. Cupboard housing electrics.

Kitchen/Sitting Room 7.33 x 5.27m Laminate flooring. Inset spotlights. Window to east and glazed double doors and window to front elevation. Radiator. Range of matching base and wall units including display unit. Recess for microwave. Space for range style cooker with extractor hood over. Space for American style fridge/freezer. Island unit with stainless steel sink (and boiling water). Built-in dishwasher and washing machine. Wine rack.

DiningRoom/GardenRoom 6.65 x 3.39m 2 windows to east, 2 windows to west and 2 windows and glazed double doors to north elevations with views over the valley. Laminate flooring. Radiator.

On the First Floor -

Landing Velux window to north elevation. Sloping ceiling. Walk-in storage cupboard with Velux window to rear elevation. Hot water cylinder.

Bedroom 1 4.76 x 3.62m Exposed stone chimney breast. Window to front and rear elevations. Radiator and electric radiator. Sloping ceiling. Hatch to loft. Door to:

En-Suite Shower Room Velux window to rear elevation. Heated electric towel rail. WC. Built-in cupboards. Shower with jets. Vanity unit. Laminate flooring. Tiled walls. Sloping ceiling.

Bedroom 2 3.91 x 1.73m Sloping ceiling. Radiator. Window to front elevation.

Bathroom 2.14 x 1.63m Laminate flooring. Heated electric towel rail. WC. Velux window to front elevation. Sloping ceiling. Vanity basin with mirror and light over. Tiled walls. Bath with mixer tap/shower fitment, screen and tiled surround.

Bedroom 3 3.96 x 3.63m Velux window to rear and window to front elevations. Radiator. Sloping ceiling.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the ground floor -

Lounge/Dining room 6.64 x 3.64m Laminate flooring. Sliding patio doors to west elevation and terrace. Inset spotlights. Exposed beams. Cupboard housing electrics. Woodburner. Electric convector heater.

Kitchen 3.41 x 2.76m Laminate flooring. Window to west elevation. Range of matching base and wall units. Space for free standing cooker. Space and plumbing for washing machine and dishwasher. Stainless steel sinks with mixer tap. Inset spotlights. Worktops and splashbacks. Electric radiator. Space for free standing fridge/freezer.

Shower Room 3.41 x 1.23m Obscure glazed window to east elevation. Vanity unit with mirror and light over. WC. Heated electric towel rail. Large shower.

On the First Floor -

Landing Sloping ceiling. Laminate flooring.

Bedroom 1 4.81 x 2.60m Laminate flooring. Sloping ceiling. Velux window to west elevation. Built-in cupboard.

Bedroom 2 3.74 x 2.60m Exposed beams. Laminate flooring. Sloping ceiling. Radiator. Window to the front elevation.

OUTSIDE :

Enclosed patio area. Covered seating area..

Large Garage/Workshop 10.43m x 5.00m Double wooden doors to east elevation. Large roller shutter door to south elevation (for motor home). Power and light. Concrete floor. Mezzanine storage area.

Outside WC and hand basin.

Wooden Stable Block divided to provide 2 stables and tack room/feed store.

The garden is laid to lawn with mature trees and shrubs. Raised garden pond. Large gravel parking area providing parking for multiple vehicles.

Wooden Garden Chalet. Raised vegetable beds. Patio with flower borders to the front of the property.

ADDITIONAL INFORMATION:

Mains water, telephone and electricity available. PVC double glazed windows. Electric central heating. Broadband internet connection.

FINANCIAL DETAILS :

Taxes Foncières : 1460€ per annum

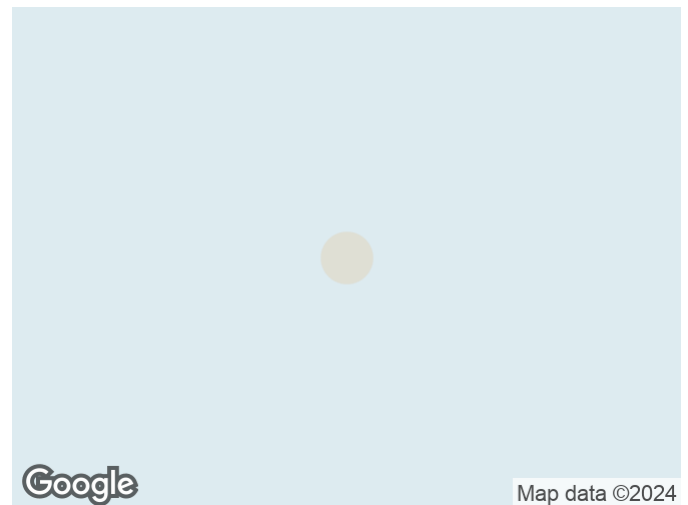
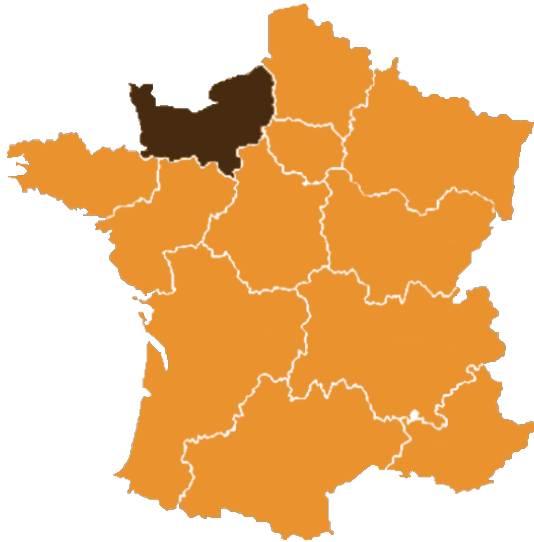
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€333,000

Key Information

Internal Area:	149 sqm
Land Area:	1.29 ha

Location: Normandy



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