

[Click to view MFH-NORF01806](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Pois , Manche , Normandy



€235,000

inc. of agency fees

3 Beds 153 sqm 0.18 ha

Attractive detached property with pretty valley and distant sea views set within a small friendly hamlet This traditional Normandy...

At a Glance

Reference	MFH-NORF01806	Near to	Saint-Pois	Price	€235,000
Bed	3	Pool	No	Hab.Space	153 sqm
Land	0.18 ha			Land Tax	N/A

Property Description

Attractive detached property with pretty valley and distant sea views set within a small friendly hamlet

This traditional Normandy property is a spacious old farmhouse built in approximately 1850, with recent modern extensions. It benefits from recent re-decoration, a pellet burner, new pvc windows and doors and

light and airy rooms. The versatile accommodation includes a modern fitted kitchen and breakfast room, large spacious bedrooms (one on the ground floor) and 2 bathrooms. The gardens are laid to lawn with mature trees, borders and an old cider press. The driveway leads to a single garage with side woodstore and car port. It is situated in a quiet rural hamlet.

The property is close to village amenities. A local bar and shop are within walking distance. Alternative village shops within 1km including, bakers, butchers, pharmacy, hairdressers, post office and convenience store with cash point and petrol station. It is 15 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, 15 minutes from Sourdeval or 2 minutes drive to Saint Pois the nearest town. 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.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

A covered porch leads to

Entrance hall : 2 x electric heaters, stairs to first floor and door to kitchen breakfast room. Exposed stone wall. Inset spotlights. Tiled floor. Stone arch to Lounge/dining room. Doors to Utility room. WC. Bathroom.

Lounge/Dining Room : 8m x 5m - Dual aspect with double windows to front and rear. French doors with front aspect opening on to private gravel patio area. Wooden floor. 2 electric radiators. Stone chimney with oak mantel, pellet burner and granite hearth. Exposed stone wall. Stairs to mezzanine bedroom.

Kitchen/Breakfast Room : 5.50m x 4.60m - Dual aspect with double windows to front and side aspects. Granite fireplace with wood burning Esse oven. Tiled floor. Electric heater. Modern fitted wall and base units, with integrated fridge and dishwasher. Double electric oven and grill, with matching electric ceramic hob and extractor hood. Single sink and drainer with mixer taps. Tiled splashbacks. Sliding door to entrance hall. Door leading to -

Bedroom 1: 4.60m x 3.70m. Double French doors to front aspect. Double French doors to undercover decking area. Tiled floor. Electric heater.

Utility room : 2.70m x 2.40m - Single sink and drainer with mixer tap and tiled splashback. Double Base cupboard. Outlet and electric for washing machine. Hot water tank. Electric fuse box and electric meter. Water stop-cock. Electric heater.

Store room : 3m x 4m with door to rear garden. Fitted base and wall cupboards/shelving. Electric and space for for freezers, washing machine and dryer.

Cloakroom : White low level WC. Extractor. Tiled floor.

Family bathroom : 3.60m x 2.60m - Underfloor electric heating. Heated towel rail. Tiled ceramic shower cubicle. White corner bath with mixer tap and shower head. Single white basin with mixer tap, set in tiled work top, shelving under. White tiled floor. Single window with roller shutter to rear aspect.

On the first floor -

Master bedroom - 4.5m x 5.7m (Access via stairs from entrance hall) Large double windows (4) with front aspect. A large light bedroom with built in double wardrobes. Storage cupboard. Shelved wardrobe and long hanging wardrobe. Multi usage built in shelving. Wooden floor. 2 electric heaters. Door to -

En-Suite Shower room : 1.5m x 2.4 - Fully fitted shower room with tiled shower cubicle. Heated towel rail. Integrated single sink with mixer tap. Low level WC. Mirrored double cabinet with under cupboard lighting. Tiled floor.

Mezzanine bedroom/ Study area : 3m x 3.8m (Access via stairs from Lounge/dining room) Double window with roller shutter to front aspect. Wooden floor.

OUTSIDE:

The gravel driveway leads to a **carport** and a **single garage** 5.50m x 3.70m, with up and over single door and to the side a **woodstore** 5.50m x 1.80m. Stairs lead to upstairs storage. Driveway lights. The gardens of nearly 1/2 acre are a particular feature of the property and are mainly laid to lawns, with mature trees, mixed hedging and planted boards. The original cider press is a planted rockery. Mixed herb garden around granite paving with **water feature**. There is a part **covered decking area** to the side of the property replaced 2 years ago. Outdoor electrics and outside lights. Old granite fireplace can be used as BBQ or outdoor fire.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone. Pellet burner and electric heating with individual thermostats. There is electric underfloor heating to the back of the entrance hall and the family bathroom which is thermostatically controlled. Drainage is to an all water septic tank. UPVC double glazed windows and entrance door with a mix of manual and solar powered shutters.

FINANCIAL DETAILS :

Taxes Foncières : 613€ per annum

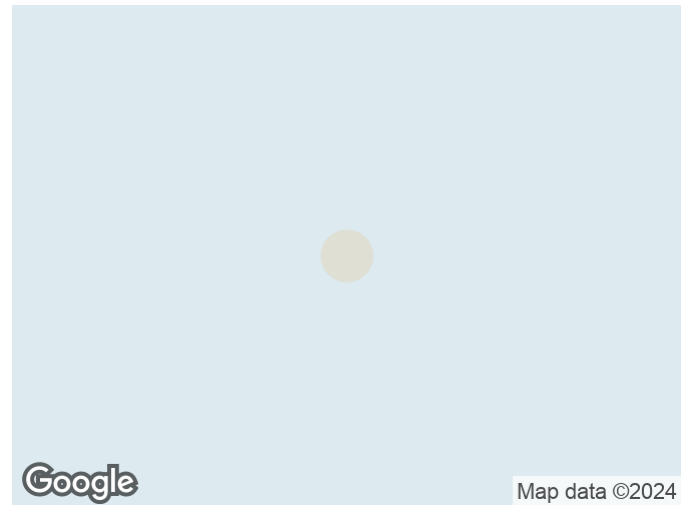
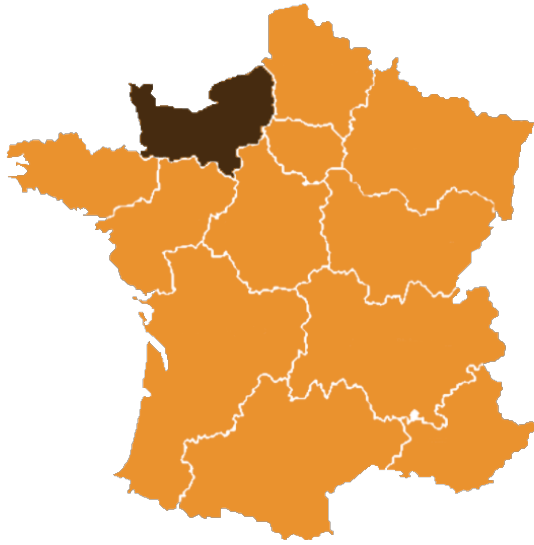
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€235,000

Key Information

Internal Area:	153 sqm
Land Area:	0.18 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates