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## Countryside house for sale in Manche - VIRTUAL TOUR

**Saint-Pois** , **Manche** , **Normandy**



# €250,000

**inc. of agency fees**

**6 Beds      209 sqm      0.54 ha**

Well presented detached house with annexe and 1.25 acres This property was renovated by the previous owners between 2013 and 2015...

### At a Glance

**Reference** MFH-NORF01814

**Near to** Saint-Pois

**Price** €250,000

**Bed** 6

**Pool** No

**Hab.Space** 209 sqm

**Land** 0.54 ha

**Land Tax** N/A

### Property Description

Well presented detached house with annexe and 1.25 acres

This property was renovated by the previous owners between 2013 and 2015 and divided into a main house and attached 2 bedroom annexe. It is well presented throughout with light rooms and versatile accommodation. There is the possibility of a ground floor bedroom in the main house and it would be easy to recreate an opening between the house and annexe. The house is surrounded by its gardens and is within an easy level walk of the local shop/bar/restaurant.

The house is situated in Southern Normandy, half way between the lively medieval market town of Villedieu-les-Poêles, famous for its copper production and the historic town of Vire, renowned for its culinary delights. The nearest ferry is at Caen Ouistreham (1 hour) and the channel tunnel is at Calais which is about 4 hours away. The village has a bar, bakery and small store for essentials and Saint Pois is slightly further away. The closest town, being some 10 minute drive away, is Brécey. Here you will find the local supermarket – Super U which also offers Petrol/Diesel facilities 24 hours a day. The town also has other shops, bars and restaurants including a pizzeria, bakeries & banks schools and doctors' surgery. It is 50 km from mystical Mont St Michel and its bay and 40 km from Granville, with boats to the Channel islands. The house is also within easy reach of the D-day landing beaches. The forest of Saint Sever is within a 10 minute drive.

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## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:**

### **On the Ground Floor -**

**Kitchen/Dining Room** 6.42 x 4.72m Window with cupboard under and partly glazed door to front and window to rear elevations. Built-in cupboard housing electrics. Stairs to first

floor with cupboard under. Exposed beams and stone walls. Granite fireplace with woodburner. Range of matching base and wall units. Solid wood worktops. Double ceramic butler sinks with mixer tap. Space for range-style cooker with extractor hood over. Tiled floor.

**Lounge** 6.75 x 4.52m 2 windows and partly glazed double doors to south elevation. Woodburner on raised plinth. 2 radiators. Fuseboard.

**Utility Room** 3.28 x 2.46m Door and window to rear elevation. Tiled floor. Space and plumbing for washing machine. Range of matching base and wall units. Worktop and tiled splashback. Stainless steel sink with mixer tap. Space for free-standing fridge and freezer. Inner Lobby Tiled floor.

**Cloakroom** Window to rear elevation. Tiled floor. WC. Heated towel rail. Partly tiled walls.

**Snug** 4.35 x 3.89m Glazed double doors and window to front elevation. Fuseboard. Radiator. Tiled floor. Fireplace with raised hearth.

## **On the First Floor -**

**Landing** 2 Velux windows to rear elevation. Wood flooring. Radiator. Built-in cupboard.

**Bedroom 1** 2.89 x 2.53m (max) Window to front elevation. Radiator. Wood flooring. Sloping ceiling.

**Study** 3.70 x 1.97m Wood flooring. Sloping ceiling. Velux window to front elevation. Radiator.

**Master Bedroom** 4.46 x 3.83m Window to west and Velux window to south elevations. Radiator. Wood flooring. Sloping ceiling. Door to:

**Dressing Room** 4.20 x 2.75m Shelving and hanging space. Wood flooring. Radiator.

Opening to:

**En Suite Bathroom** 2.59 x 1.94m Velux window to rear elevation. Wood flooring. Sloping ceiling. Vanity unit. WC. Bath with mixer tap. Large shower. Inset spotlights. Heated towel rail.

**Family Bathroom** 2.04 x 1.61m (min) Velux window to rear elevation. Sloping ceiling. Pedestal basin. WC. Shower. Tiled floor. Extractor. Hatch to loft. Heated towel rail.

**Bedroom 3** 3.15 x 2.89m Window to front elevation. Wood flooring. Radiator. Sloping ceiling.

**"L" shaped Bedroom 4** 3.63 x 2.90m (max) Window to front elevation. Radiator. Sloping ceiling.

#### **THE ACCOMMODATION IN THE ATTACHED ANNEXE COMPRISES :**

##### **On the ground floor -**

**Open Plan Lounge/Dining Room/Kitchen** 6.51 x 5.18m Window and partly glazed door to front and window to rear elevations. Tiled floor. Stairs to first floor with cupboard under. Cupboard housing electrics. 2 convactor heaters. Recess for upright fridge/freezer. Granite fireplace with woodburner. Range of matching base units. Space for free-standing cooker with extractor over. Worktops and tiled splashback. Space and plumbing for slimline dishwasher. Stainless steel sink with mixer tap. Cupboard housing hot water cylinder.

**Shower Room** Window to rear elevation. Tiled floor and partly tiled walls. Space and plumbing for washing machine. WC. Pedestal basin. Shower. Heated towel rail.

## **On the First Floor -**

**Landing** Velux window to rear elevation. Sloping ceiling. Wood flooring. Walk-in wardrobe.

**Bedroom 1** 2.95 x 2.78m Window to front elevation. Sloping ceiling. Wood flooring.  
Convactor heater.

**Bedroom 2** 2.99 x 1.58m Velux window to rear elevation. Sloping ceiling. Wood flooring.  
Convactor heater. Hatch to loft.

## **OUTSIDE :**

A tarmac drive leads to parking and turning area.

**Detached Garage** 7.70 x 4.70m Constructed of block under a slate roof. Concrete floor.  
Power and light. Pedestrian door to rear and sliding wooden doors to front elevation. Stairs  
to loft storage area over.

**Separate Detached Barn** Constructed of block and timber under a corrugated iron roof.  
Divided into two. 1. 4.34 x 2.52m with two doors to front elevation. 2. 2.58 x 1.93m Door to  
front elevation. Outside tap.

Paddock used as an additional lawn area. Mature trees and shrubs.

The garden to the front of the property is laid to lawn with mature shrubs. Well (not currently  
in use).

## **ADDITIONAL INFORMATION :**

Mains drainage, water, electricity and telephone are connected. (There are separate

electricity and water meters for the house and annexe). Heating is provided via individual, electric radiators and a woodburner. Most windows are double glazed.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 856 € per annum

Taxe d'habitation : € per annum

**Asking price : 250,000€ including Agency fees of 15,000€. In addition the buyer will need to pay the Notaire's fee of 18,100€**

**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 1 983€ and 2 683€ 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

SIF – 001814

### Summary

Property type:	Countryside house
Bedrooms:	6
Price	€250,000

### Key Information

Internal Area:	209 sqm
Land Area:	0.54 ha

### Location: Normandy



## Gallery















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**S. and L. BROWN**



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