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Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Martin-de-Landelles , Manche , Normandy



€160,000

inc. of agency fees

4 Beds 2 Baths 138 sqm 0.11 ha

Pretty detached house and gîte with delightful garden This detached house used to be a one up, one down cottage but it has now been...

At a Glance

Reference MFH-NORF01891

Bed 4

Land 0.11 ha

Near to Saint-Martin-de-Landelles

Bath 2

Pool No

Price €160,000

Hab.Space 138 sqm

Land Tax N/A

Property Description

Pretty detached house and gîte with delightful garden

This detached house used to be a one up, one down cottage but it has now been considerably extended. The original part is now a self-contained gîte which gives home and income opportunities. There is a connecting internal door to the main property which is in the extension. The property benefits from new PVC tilt and turn double glazed windows on the ground floor to provide cosy family accommodation which is versatile and light. A particular feature of the property is the landscaped garden.

Saint-Martin-de-Landelles is in the Manche area of Normandy. The closest airport to St Martin De Landelles is Dinard Airport (66 km) and Rennes Airport (67 km). Around Saint-Martin-de-Landelles attractions such as as Mont St Michel (26 km) and the Ange Michel Leisure and Water Park, and the river at Vézins are about 1km away. The town of Saint Martin de Landelles is about 3kms from the house and has facilities including a bakery, post office, supermarket, butchers, school, newsagents, hairdresser, petrol station and a garden centre, 2 bars and a restaurant.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Open plan Kitchen/Dining Room/Lounge : 5.29m x 5.03m - Window and glazed double doors and side panel to the front elevation. Stairs to first floor with cupboard under. Pellet burner. Corner kitchen with range of matching base units. Sink with mixer tap. Space for free standing cooker. Worktops with splashbacks. Electric radiator point. Door to -

Utility room/second kitchen : 5.03m x 3.83m - 1/2 glazed stable door and window to the

front elevation. Range of matching base and wall units. Ceramic sink with mixer tap.

Worktops. Space and plumbing for dishwasher and washing machine. 2 built in cupboards - one housing hot water cylinder and electrics.

Cloakroom : Vanity unit and WC.

Study : 5.03m x 2.72m - Glazed French doors to the front elevation. Permission to create 2 velux windows. This room could be converted into a ground floor bedroom and there is space for an en-suite bathroom. Hatch to loft storage space.

On the first floor -

Landing : Velux window to rear elevation.

Master Bedroom : 3.78 x 3.20 - Velux windows to the front and rear elevations. 2 windows to east elevation. Wood floor. Exposed "A" Frame. Sloping ceilings. Electric radiator point.

Bedroom 2 : 3.06 x 1.80 - Velux window to the rear elevation. Wood floor. Sloping ceiling. Electric radiator point.

Bedroom 3 : 2.86 x 1.54 - Velux window to the front elevation. Built in wardrobe. Wood floor. Sloping ceiling. Electric radiator point.

Bathroom : Velux window to the front elevation. Heated electric towel rail. Bath with mixer tap/shower and shower screen with tiled surround. Pedestal hand basin. WC. Sloping ceiling.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the ground floor -

Open plan living room/kitchen : 5.80m x 5.72m - Glazed double French doors and window to the front elevation. Tiled floor. Fireplace with woodburner. Cupboard housing electrics. Electric radiator. Stairs to first floor. Corner kitchen with range of matching base and wall units. Space for freestanding cooker with extractor fan over. Space for undercounter fridge. Space and plumbing for washing machine. Worktop with inset single stainless steel sink and mixer tap. Door to extension.

On the first floor -

Bedroom : 5.87m x 4.15m - Double aspect with velux window to the front elevation and 2 to the rear elevation. Exposed stone and exposed "A frame" beams. Electric radiator. Sloping ceilings. Wooden floor. Door to -

En-suite shower room : Velux window to the front elevation. Corner shower. Toilet. Electric radiator. Pedestal hand basin. Cupboard housing hot water cylinder with shelving over. Sloping ceiling.

OUTSIDE :

The garden is a particular feature of the property with a large south facing terrace, ornamental pond and a variety of flower and shrub beds and borders. The remainder is laid to lawn and there is a timber double car port (6.69m x 5.57m) with attached wood shed/store (6.69m x 2.30m).

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected (telephone not in use). Fibre optic broadband. Drainage to an all water septic tank. Electric heating, woodburner and pellet burner.

FINANCIAL DETAILS :

Taxes Foncières : approx 500€ per annum

Taxe d'habitation : Means tested

Asking price : 160,000€ including Agency fees of 10,000€. In addition the buyer will pay the Notaire's fee of 12,300€

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 2 317 € and 3 135 € 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)

A full Energy Audit has been carried out at this property.

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 - 001891

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€160,000

Key Information

Internal Area:	138 sqm
Land Area:	0.11 ha

Location: Normandy



Gallery











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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



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