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## Countryside house for sale in Manche - VIRTUAL TOUR

Gieville , Manche , Normandy



**€171,500**

inc. of agency fees

3 Beds   2 Baths   91 sqm   0.11 ha

Tranquil renovated cottage in a  
1/4 of an acre of gardens with  
an above ground swimming pool  
The cottage was renovated and  
extended...

### At a Glance

**Reference** MFH-NORF01903

**Near to** Gieville

**Price** €171,500

**Bed** 3

**Bath** 2

**Hab.Space** 91 sqm

**Land** 0.11 ha

**Pool** No

**Land Tax** N/A

### Property Description

Tranquil renovated cottage in a 1/4 of an acre of gardens with an above ground swimming pool

The cottage was renovated and extended from about 1998 to 2005 and offers comfortable, light living accommodation on two floors. The current owner successfully uses the en-suite bedroom for Air B&B. Viewing is recommended to appreciate the peace and tranquility that the property offers..

The property is located in a small village just 5 minutes drive from the thriving market town of Torigni-Sur-Vire. Here you will find numerous shops, bars and restaurants and a Lidl supermarket. The port of Cherbourg is 1 hour 10 minutes drive, Ouistreham 51 minutes drive and the tunnel at Calais 3 hours 45 minutes. The UNESCO heritage site of Mont St Michel and the D-Day beaches are within an hour's drive.

here

## **THE ACCOMMODATION COMPRISES:**

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

**Garden Room** 3.21 x 1.94m Door and window to front garden and window to east elevation. Heating/air conditioning unit. Partly glazed door to:

**Entrance Hall** Partly glazed door to south elevation. Tiled floor. Space and plumbing for washing machine. Hot water cylinder.

**Shower Room** 2.29 x 1.79m Obscure glazed window to front elevation. Fully tiled. Inset spotlights. Shower. WC. Pedestal basin. Radiator.

**Kitchen/Dining Room** 4.79 x 4.61m Partly glazed "stable" door and window to front, and window to rear elevations. Tiled floor. Fireplace with raised hearth and woodburner. Range of matching base units. Double sink with mixer tap. Space for free-standing fridge/freezer and cooker with extractor over. Worktops and tiled splashback. Built-in cupboard housing electrics. Storage cupboard. Radiator.

**Lounge** 5.41 x 5.33m Laminate flooring. Glazed double doors and 2 windows to front, and window to rear elevations. Coving. Radiator. Stairs to first floor with cupboard under.

### **On the First Floor -**

**Landing** Laminate flooring.

**Bedroom 1** 4.48 x 2.79m Velux window to front and rear elevation. Laminate flooring. Built-in cupboard. Radiator.

**Bedroom 2** 4.74 x 2.79m Velux window to front and rear elevations. Radiator. Vent from woodburner. Built-in cupboards. Laminate flooring. Telephone socket. Opening to:

**En-Suite Bathroom** 2.90 x 1.44m Corner bath with mixer tap/shower fitment and tiled surround. Vanity basin. Suspended WC. Inset spotlights. Built-in cupboard. Vent.

### **OUTSIDE :**

A **gravel drive** leads to parking and turning area.

The **garden is laid to lawn** with mature trees. The **front garden is laid to lawn and fenced for dogs**. **PatioArea**.

**Above-ground swimming pool**. **BBQ area with seating**.

**Timber Garden Chalet** 3.86 x 3.82m (**used as over-spill bedroom**). Door and window to front and window to south elevations. Laminate flooring. **Shower**. Built-in shelves. Window to front elevation. Patio around it.

**A variety of trees** including cherries, walnuts and hazelnuts. **Outside tap**. Enclosed area for rabbits.

**Log Store/Open Fronted Shed** attached to the house.

**Stream on boundary. Underground store area.**

**2nd Timber Chalet** 3.55 x 2.93m (used as a workshop). Window and PVC glazed double door to front elevation.

**Decking area.**

#### **ADDITIONAL INFORMATION :**

Mains water, electricity, telephone and broadband are connected. Electric heating to individual radiators and woodburner. Hot water is provided via a hot water cylinder tank. Wood framed double glazed windows. Drainage is to an all water septic tank.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 403€ per annum

Taxe d'habitation : € per annum

**Asking price : 171,500€ including Agency fees of 11,500€. In addition the buyer will pay the Notaire's fee of 13,000€**

**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 1 540€ and 2 140€ 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 – 001903**

### Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€171,500

### Key Information

Internal Area:	91 sqm
Land Area:	0.11 ha

### Location: Normandy



## Gallery















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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 cooling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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