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Countryside house for sale in Calvados - VIRTUAL TOUR

Montchamp , Calvados , Normandy



€256,500

inc. of agency fees

4 Beds 3 Baths 173 sqm 0.24 ha

Beautifully presented detached family house with half an acre The property stands in a quiet rural hamlet on a "no through road"....

At a Glance

Reference	MFH-NORF01953	Near to	Montchamp	Price	€256,500
Bed	4	Bath	3	Hab.Space	173 sqm
Land	0.24 ha	Pool	No	Land Tax	N/A

Property Description

Beautifully presented detached family house with half an acre

The property stands in a quiet rural hamlet on a "no through road". The accommodation is spacious and offers versatile family accommodation. The garden is equally well maintained and of a manageable size.

The property is in a quiet, convenient position near the villages of Bény-Bocage and Montchamp on the Vire/Aunay sur Odon road in the Calvados district of Normandy. The area largely consists of small villages dotted among rolling hills, pasture and woodland. It is a short drive from the D-Day beaches in the north, Falaise to the south-east and Mont St. Michel to the south-west. The lovely old town of Bayeux with its famous tapestry is 50 minutes drive away and Omaha beach is approximately 1 hour 15 minutes drive. The nearest beaches are in the direction of Caen (Ouistreham), Deauville or Granville approximately 45 minutes to 1 1/4 hours drive. To the South and just 10 minutes drive away is the lovely area of Suisse Normande, with its gorges, rivers and forests. The nearest airport and ferry port are near Caen (25 miles). A mainline train service to Paris and all other amenities can be found at Vire which is a 10 minute drive from the property.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 2.61 x 2.20m Partly glazed door to front elevation. Door to stairs to first floor. Tiled floor.

Lounge 4.92 x 4.08m Window to south and west elevations. Tiled floor. Fireplace with woodburner. Radiator. Built-in shelving.

Lobby Tiled floor. Window to west elevation. Storage cupboard with electrics.

Cloakroom Window to rear elevation. Tiled floor. Part wood panelled walls. WC. Shelving. Convector heater.

Shower Room 2.26 x 1.96m Window to west elevation. Tiled floor. Twin vanity unit with mirror, light and cupboards over. Tiled shower. Convector heater.

Utility Room 2.77 x 2.40m Window to rear elevation. Space and plumbing for washing machine. Sink unit with mixer tap. Worktops. Space for under-counter fridge and freezer. Tiled floor.

Dining Room 4.09 x 2.67m Window to front elevation. Wood flooring. Stairs to first floor. Radiator. Built-in cupboards to one wall with shelving and coat hanging space.

Snug 4.69 x 3.98m Window to front elevation. Tiled floor. Display shelf. Radiator.

Kitchen 4.94 x 4.48m 2 windows to front elevation. Range of matching base units. Sinks with mixer tap. Space and plumbing for dishwasher. Central island. Space for free-standing range-style cooker. Space and plumbing for dishwasher. Display shelves. Built-in oven. Laminate flooring. Radiator. Exposed stone wall. Vents.

Workshop/Boiler Room 4.96 x 2.20m Wall-mounted boiler. Door to rear garden.

Garden Room 4.83 x 3.23m Partly glazed double doors to south and east, and window to south, 2 windows to east, and 2 windows to rear elevations. Laminate flooring.

On the First Floor (via stairs from dining room) -

Landing Wood flooring. Radiator. Velux window to rear elevation. Sloping ceiling.

Bedroom 1 3.11 x 3.00 (max) Window to front elevation. Exposed beams. Radiator. Sloping ceiling.

Bedroom 2 4.27 x 2.82m Velux window to front elevation. Wood flooring. Radiator. Sloping ceiling. Exposed beams.

Bedroom 3 4.51 x 3.08m Window to front elevation. Wood flooring. Radiator. Sloping ceiling.

Shower Room 2.40 x 1.18m Velux window to rear elevation. Sloping ceiling. Tiled floor. Vanity unit. Corner shower. Radiator. WC.

On the First Floor (via stairs from entrance hall) -

Master Bedroom 4.53 x 4.18m Velux window to rear and 2 to front elevations. Wood flooring. Radiator. Sloping ceiling. Door to:

En-Suite Bathroom 3.10 x 2.20m Velux window to rear elevation. Radiator. Wood flooring. Sloping ceiling. Bath with mixer tap/shower fitment and partly tiled surround. Macerator WC. Vanity unit. Hatch to loft.

Walk-in Wardrobe 2.20 x 1.46m Sloping ceiling. Wood flooring.

OUTSIDE :

Double wrought iron gates lead to gravel drive, parking and turning space. Gravel seating area. Patio. The garden is laid to lawn with flower/shrub borders and mature trees. Open-fronted log store.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Gas fired central heating and a woodburner. Fibre optic internet connection. Drainage is to an all water septic tank. Double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 1,008€ per annum

Taxe d'habitation :

Asking price : 256,500€ including Agency fees of 16,500. In addition the buyer will need to pay the Notaire's fee of 18,500€

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 approximately 3 350€ to 4 620€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 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 - 001953

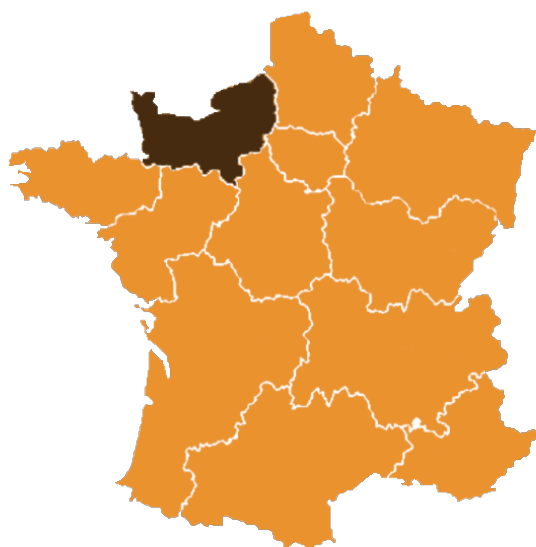
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€256,500

Key Information

Internal Area:	173 sqm
Land Area:	0.24 ha

Location: Normandy



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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 calling 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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