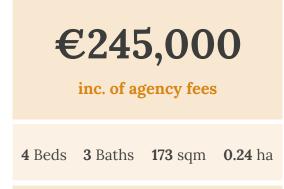


# Countryside house for sale in Calvados -VIRTUAL TOUR

## Montchamp, Calvados, Normandy





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	<b>Price</b> €245,000
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 11/4 hours drive. To the South and just 10 minutes drive away is the lovely area of Suisse Normande, with it's 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 : 245,000€ including Agency fees of 15,000€. In addition the buyer will need to pay the Notaire's fee of 17,800€

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		Key Information		
Property type:	Countryside house	Internal Area:	173 sqm	
Bedrooms:	4	Land Area:	0.24 ha	
Bathrooms	3			
Price	€245,000			

# Location: Normandy



# Gallery













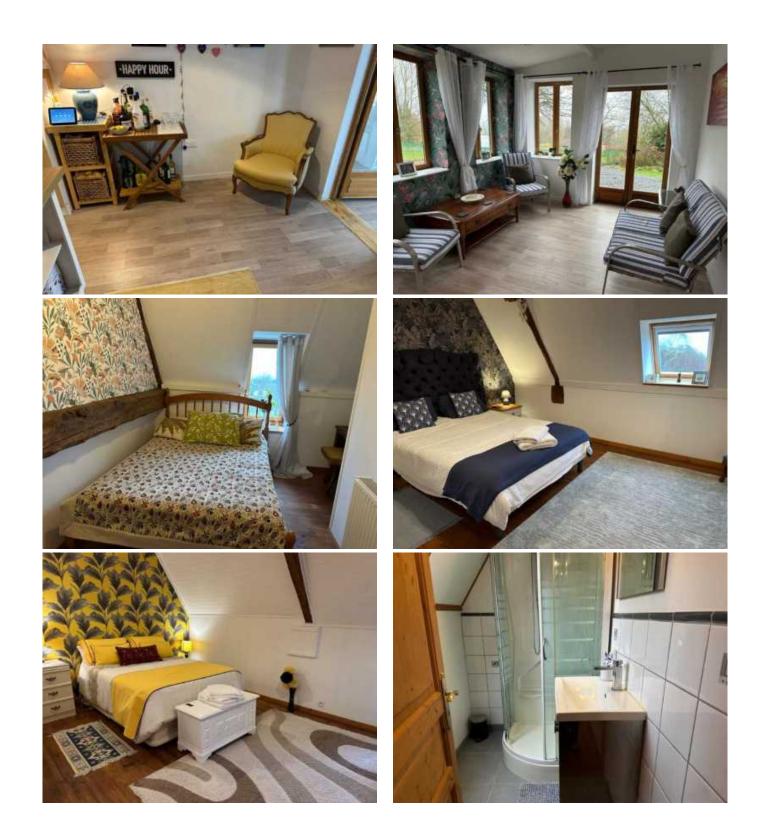














THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved