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House for sale in Manche - VIRTUAL TOUR

Villedieu-les-Poêles , Manche , Normandy



€298,000

inc. of agency fees

4 Beds 2 Baths 172 sqm 0.52 ha

Attractive stone house with well maintained gardens and lovely views set in over an acre of land
This property comprises a substantial...

At a Glance

Reference MFH-NORF01978

Bed 4

Land 0.52 ha

Near to Villedieu-les-Poêles

Bath 2

Pool No

Price €298,000

Hab.Space 172 sqm

Land Tax N/A

Property Description

Attractive stone house with well maintained gardens and lovely views set in over an acre of land

This property comprises a substantial detached house which has been lovingly restored by the present owners. It is in excellent condition throughout and there is the opportunity to renovate the loft space to create additional bedrooms, if required. It stands in a quiet rural hamlet with one neighbour and fields surrounding the rest.

The property is situated just outside the town of Villedieu-les-Poêles, less than 90 minutes from Cherbourg and 1 hour to Caen. The nearest beach is at Granville which is 25 minutes to the west and Mont Saint Michel and Bayeux are all within an hour's drive. The Normandy Beaches, Dinan and Rennes take a little longer and Monet's Garden at Giverny is a comfortable day trip out. Villedieu-les-Poêles is a pretty town with many places to visit, including an indoor swimming pool, a bell foundry, a lace and copper museum and copper workshops. The market on Tuesday mornings is excellent. There are plenty of places to walk in the area. The major town of Avranches is a 20 minute drive.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lounge/Dining Room 6.34 x 5.86m Partly glazed "stable" door and window to south elevation. Tiled floor. Exposed stone walls. Granite fireplace with woodburner. Stairs to first floor with cupboard under. Cupboard housing electrics. Bar.

Study 6.08 x 3.19m 2 windows to west and window to south elevations. Radiator. Tiled floor. Door to front garden.

Boiler Room 5.11 x 2.54m Oil storage tank. Boiler. Door to rear elevation.

Kitchen 3.79 x 3.15m Tiled floor. Radiator. Window to front elevation. Double sink with mixer tap. Range of matching base and wall units. Tiled worktops and splashbacks. Space for upright fridge/freezer. Built-in oven and 4-ring gas hob with extractor over. Exposed stone wall.

Shower Room 3.09 x 1.84m Obscure glazed window to rear elevation. Radiator. Tiled floor. WC. Heated towel rail. Vanity unit with mirror and light over. Shower. Built-in cupboard.

Utility Room 3.67 x 3.03m Wall and base unit. Tiled floor. Double sink with mixer tap. Radiator. Window to front elevation. Space for range style cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Door to rear lobby and WC.

Store Room 6.04 x 3.38m Stairs to first floor. Tiled floor.

On the First Floor -

Landing Wood flooring. Window to rear and front elevations. Door to stairs to loft. Exposed stone wall.

Bathroom 4.26 x 2.11m Obscure glazed window to rear elevation. Tiled floor. Radiator. Vanity basin. Bath with mixer tap/shower fitment and partly tiled surround. WC.

Bedroom 1 3.66 x 3.61m Exposed stone wall. Radiator. Window to front elevation. Built-in wardrobes. Laminate flooring.

Second Landing Laminate flooring. Radiator.

Bedroom 2 4.27 x 2.60m Laminate flooring. Radiator. Exposed stone. Window.

Bedroom 3 4.27 x 3.19m Laminate flooring. Window. Radiator. Exposed stone.

Bedroom 4 4.28 x 3.76m (max) Window. Radiator. Laminate flooring.

On the Second Floor -

Landing 4.00 x 3.10m Skylight to front and rear elevations. Wood flooring. Sloping ceiling.

Room 1 4.00 x 3.59m 2 Skylights to front and one to rear elevations. Wood flooring.

Room 2 10.59 x 4.00m 3 skylights to front and rear elevations.

OUTSIDE :

The robot lawnmower is included.

The garden to the front of the house is laid to lawn with flower borders, shrubs and mature trees.

Decking area and gravel seating area.

Petanque. Small wooden shed with tiled roof.

Block-built chicken shed with tiled roof. **Small greenhouse.**

Wooden Chalet 3.93 x 3.92m Used as a workshop. Concrete floor. Power and light. Partly glazed double door to north elevation.

Large Detached Barn 8.70 x 5.05m Constructed of corrugated iron under a Fibro cement roof.

Attached open-fronted lean-to 5.45 x 5.00m

Shed/Small Stable 6.20 x 3.50m Constructed of block under and corrugated iron roof.
Concrete floor. Power and light.

"Kiosk".

Attached Double Garage 7.08 x 5.84m Sliding wooden door. Concrete floor. Power and light. Hot water cylinder.

ADDITIONAL INFORMATION :

Mains water and electricity. Double glazed windows. Heating is provided by a woodburner and oil fired central heating. Broadband internet connection. Drainage is to a septic tank which will need replacing.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 850€ per annum

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€298,000

Key Information

Internal Area:	172 sqm
Land Area:	0.52 ha

Location: Normandy



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S. and L. BROWN



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