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## Townhouse for sale in Calvados - VIRTUAL TOUR

**Saint-Sever , Calvados , Normandy**



**€139,500**

inc. of agency fees

3 Beds   2 Baths   129 sqm   0.09 ha

Substantial detached village house with pretty garden and outbuildings  
This property could easily be divided into a house with gîte...

### At a Glance

<b>Reference</b>	MFH-NORF01985	<b>Near to</b>	Saint-Sever	<b>Price</b>	€139,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	129 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Substantial detached village house with pretty garden and outbuildings

This property could easily be divided into a house with gîte or used for B&B. It is in a prominent position in the village and has a delightful garden with outbuildings and a large workshop.

The property is situated in the village centre. It is a 5 minute drive to amenities at Saint-Pois or 10 minutes to Saint-Sever. Vire is about a 15 minute drive with all amenities including mainline train station to Granville and Paris (approx. 2 hours 40 mins), Supermarkets, Schools, Bowling, 18 hole Golf Course, Lake, Swimming Pool, Skate Park, Gym, Riding School, Hospitals, shops, etc. Market day is Friday. The beach at Granville is approximately 50 minutes away. The ferry ports of Caen (1 hour), Cherbourg, St Malo and Le Havre are within easy driving distances and Calais for the Tunnel is about 4 hours away.

here

## **THE ACCOMMODATION COMPRISES:**

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

**Study** 3.69 x 3.02m Door and window to front and glazed door to side elevations. Tiled floor. Radiator.

**Sitting Room** 4.14 x 3.89m 2 windows to front elevation. Telephone socket. Tiled floor. Radiator. Fireplace.

**Kitchen** 4.52 x 1.90m Range of matching base and wall units. Stainless steel sinks with mixer tap. Space for free-standing cooker with extractor hood over. Built-in oven. Tiled floor. Radiator. Glazed door and window to rear garden. Door to stairs to first floor.

**Shower Room** 2.49 x 2.45m (max) Obscure glazed window to rear elevation. Tiled floor and partly tiled walls. Understairs cupboard. WC. Shower. Pedestal basin. Extractor. Radiator.

**Dining Room** 5.82 x 2.64m Window to front elevation. 2 radiators. 2 ceiling roses. Wood flooring  
**Entrance Hall** Double doors to front elevation. Tiled floor. Upright radiator. Door to stairs to first floor.

**Utility Room** 3.35 x 2.23m Wall-mounted boiler. Door to rear garden. Space and plumbing for washing machine. Tiled floor. Upright radiator.

**Lounge** 5.98 x 4.25m 2 windows to front and glazed double doors to rear elevations. Tiled floor. 2 radiators.

### **On the First Floor (via stairs from Entrance Hall) -**

**Loft Space/Room to finish** 6.44 x 5.91m Ideal to make into a master bedroom suite. Window to front and 2 windows to rear elevations. Exposed "A" frame. Insulated. Connecting door to bathroom

### **On the First Floor (via stairs from the kitchen) -**

**Landing** Window to east and rear elevations. Radiator. Door to stairs to loft. Radiator.

**Bedroom 1** 4.16 x 2.48m Window to south elevation. Radiator.

**Bedroom 2** 3.90 x 3.84m 2 windows to south elevation. Radiator. Ornamental fireplace. Built-in wardrobes. Wood flooring.

**Bedroom 3** 3.83 x 2.92m Window to south elevation. Wood flooring. Radiator.

**Bathroom** 2.02 x 1.87m Window to rear elevation. WC. Vanity unit. Wood flooring. Bath with mixer tap/shower fitment, and tiled surround. Heated towel rail. Extracctor. Connecting door to loft.

**2nd Loft Area** 7.39 x 3.67m Wood flooring. Insulated. Skylight to front elevation. Small doorway to east elevation.

## **OUTSIDE :**

Double metal gates to the side of the house lead to a gravel drive and parking area. Patio. The garden is laid to lawn with mature hedges, shrubs, and trees. Well. **Old Stone Cottage** with slate roof - **Room** 5.70 x 3.02m Window and door to south elevation. Concrete floor. Fireplace. Opening to: **Attached Shed** 4.06 x 3.22m Double metal doors to front elevation. Wood flooring. Power and light. **Attached Shed** 5.00 x 4.00m Pedestrian door and window to south elevation. Wood flooring.

**Attached Barn/Workshop** 7.90 x 5.52m Constructed of stone and wood under a Fibro cement roof. Concrete floor. Pedestrian doors to west and north, and double metal doors to south elevations. Power and light.

## **ADDITIONAL INFORMATION :**

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

## **FINANCIAL DETAILS :**

Taxes Foncières : 1 647€ per annum

Taxe d'habitation : € per annum (means tested)

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fee of 10,900€

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 around € and €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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

**Property Ref : SIF – 001985**

### Summary

Property type:	Town house
Bedrooms:	3
Bathrooms	2
Price	€139,500

### Key Information

Internal Area:	129 sqm
Land Area:	0.09 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 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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