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Farmhouse for sale in Manche - VIRTUAL TOUR

Villedieu-les-Poêles , Manche , Normandy



€277,500

inc. of agency fees

3 Beds 2 Baths 131 sqm 0.19 ha

Fantastic detached house with modern interior and far-reaching 180° views over the valley. The property offers light and airy accommodation...

At a Glance

Reference MFH-NORF01988

Bed 3

Land 0.19 ha

Near to Villedieu-les-Poêles

Bath 2

Pool No

Price €277,500

Hab.Space 131 sqm

Land Tax N/A

Property Description

Fantastic detached house with modern interior and far-reaching 180° views over the valley.

The property offers light and airy accommodation and has open plan living space on the ground floor and notably a huge master bedroom with walk-in wardrobe and en-suite shower room which has glazed French doors to its own balcony. It benefits from a recent roof, bathroom, double glazing and electric heating and a new woodburner. A particular feature of the property is the mature landscaped garden which is divided into a Sensory Garden, English Country Garden, Orchard and Relaxation areas.

The property is situated on the Manche/Calvados border and is only 1 hour away from the ferry port at Caen Ouistreham and 3 hours from Paris. Calais is about 4 hours away. The beach at Granville is approximately 30 minutes drive, as is the UNESCO heritage site of the Mont Saint Michel. The nearest main town is Villedieu-les-Poêles about 10 minutes drive away and Vire is approximately 15 minutes distant. The property is also well placed to pick up the A84 motorway at Pont-Farcy or Villedieu-les-Poêles.

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Lobby: 1.54m x 1.49m – Glazed French doors and window to the front elevation. Exposed stone wall. Built in cupboard. Glazed French doors to:-

Open plan Lounge/Dining Room/Kitchen :

Lounge/Dining Room 8.43m x 4.75m – Recently carpeted. Exposed stone wall. Granite fireplace with wood burner. Display mantel. Two windows to the front elevation. Beams. Built

in shelving. Stairs to first floor.

Kitchen: 4.46m x 3.91m – Fitted kitchen with tiled floor. Two windows to the front elevation overlooking the landscaped garden and beyond. Range of matching base and wall units. Inset spotlights. Space for a range style cooker. Extractor hood over. Fitted worktops and tiled splash backs. Double sink with mixer tap. Space and plumbing for dishwasher. Electric radiator.

Utility: 3.92m x 1.77m – Tiled floor. Cupboard with electrics and fuse box. Space and plumbing for washing machine. Window and glazed door to the rear elevation.

Cloakroom: Window to the rear elevation. Pedestal basin and toilet. Karndean tiled floor.

On the First Floor:-

Landing: 2.34m x 5.05m – Recently carpeted. Exposed beams. Electric heater. Exposed stone wall. Velux window to the rear elevation.

Bedroom 1: 3 x 2.58m – Window and skylight to the rear elevation. Hatch to loft with drop down ladder. Laminate floor. Electric radiator.

Bedroom 2: 3.26m x 5.40m – Window to the front elevation. Exposed stone wall. Electric radiator. Laminate floor. Telephone point.

Bathroom: 2.38m x 2.78m – Recently re-fitted with new Villeroy & Boch bath, new textured Karndean tiled floor, new wall tiles and partial wallpaper. Heated towel rail. Window to the front elevation. Vanity unit and toilet. Cupboard with hot water cylinder.

Master Bedroom: 3.80m x 5.84m – Recently carpeted. Walk in wardrobe. Beams. Window and glazed French doors to front elevation and balcony. Door to:-

En-Suite Shower Room: 1.39m x 1.96m – Window to the front elevation. Heated towel rail. ½ tiled walls. Extractor fan. Vanity unit with mirror and light over. Suspended toilet. Large shower. Tiled floor.

OUTSIDE :

Beautifully landscaped gardens with large decking and terrace area, including a covered area to the front of the property. Gravel drive with space for parking and turning several vehicles.

Gardens laid to lawn with flower and shrub borders. Garden shed. **Attached double garage:** 5.95m x 4.32m with new, fully side-retracting remotely operated electronic door with inset pedestrian door. Concrete floor.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Drainage to an all water septic tank installed in 2005. Fast Fibre Optic broadband connection.

FINANCIAL DETAILS :

Taxes Foncières : 450€ per annum

Taxe d'habitation :€/per annum

Asking price : 277,500€ including Agency fees of 17,500€. In addition the buyer will need to pay the Notaire's fee of 19,900€

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 between 2 490€ and 3 368€ 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 - 001988

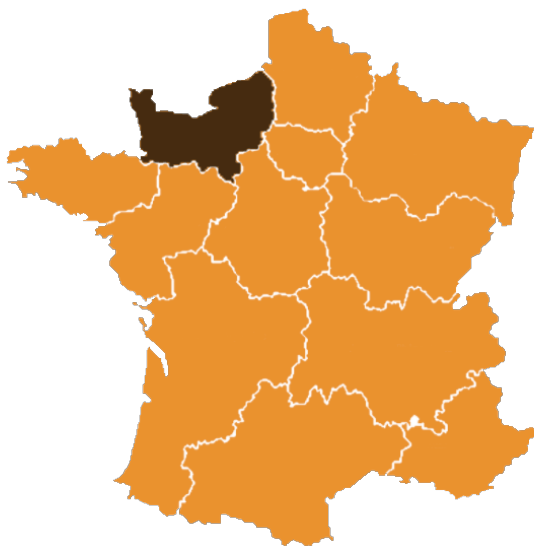
Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	2
Price	€277,500

Key Information

Internal Area:	131 sqm
Land Area:	0.19 ha

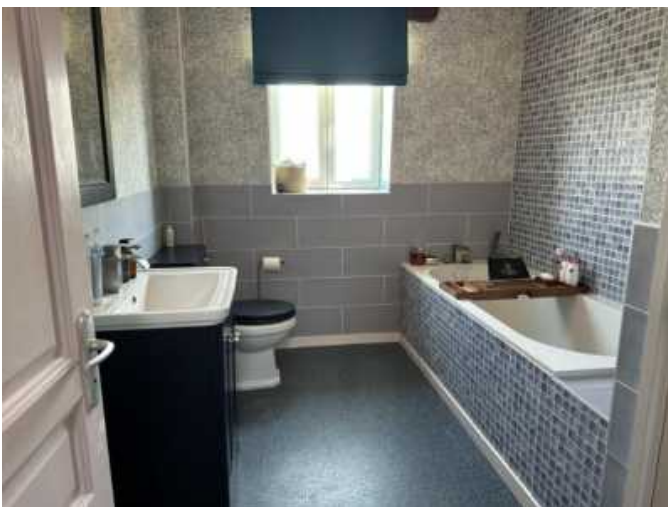
Location: Normandy



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S. and L. BROWN



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