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Countryside house for sale in Calvados - VIRTUAL TOUR

Vire-Normandie , Calvados , Normandy



€198,000

inc. of agency fees

4 Beds 11922 sqm 0.33 ha

Attractive 4 bedroom family house with 3/4 acre garden This house has been carefully converted to combine the charm of an old French...

At a Glance

Reference MFH-NORF0201

Near to Vire-Normandie

Price €198,000

Bed 4

Pool No

Hab.Space 11922 sqm

Land 0.33 ha

Land Tax N/A

Property Description

Attractive 4 bedroom family house with 3/4 acre garden

This house has been carefully converted to combine the charm of an old French house with modern living spaces. It is a great entertainers house with open plan living on the ground floor including a large kitchen leading to dining area big enough for a 10 seater dining table and then on to a cosy lounge with stone fireplace and a woodburning stove. A rear stable style door leads to a decking area with extensive views over the Normandie bocage with a further large, covered barbecue dining area for alfresco dining and entertaining. It is move in ready and viewing is highly recommended.

The house is situated in Calvados in the Normandy region of France, within easy reach of the Mont St Michel (74 km) and the D-Day Landing Beaches (73 km). 5 minutes drive to the market town of Vire 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. Access to the A84 motorway is about a 10 minute drive. 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 1/2 hours away. The property is equidistant to Mont St Michel to the South West and the D-day landing beaches to the North East.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall 1.83 x 1.40m Partly glazed door to south, window to west elevations. Tiled floor. Partly glazed door to:

Lounge 5.08 x 3.94m Wood flooring. Window to north and south elevations. Exposed beams. Large fireplace with woodburner. Cupboard housing electrics. Telephone/Wi-fi socket.

Dining Room 5.06 x 4.50m Wood flooring. Window and partly glazed door to north and window to south elevations. Stairs to first floor. Electric radiator.

Kitchen 5.08 x 4.13m Wood flooring. Exposed beams. 2 windows to north and 2 windows to south elevations. 2 electric radiators. Range of matching base and wall units including island unit. Worktops and tiled splashback. Space for fridge and range-style cooker with extractor hood over. Space and plumbing for dishwasher. Stainless steel sink. 2 electric radiators.

Utility Room/Cloakroom 1.88 x 1.66m Wood flooring. Space and plumbing for washing machine and tumble dryer over. Ceramic hand basin. WC.

On the First Floor -

Landing Wood flooring. Window to south elevation. Sloping ceiling. 2 storage cupboards.

Bedroom 1 5.10 x 4.25m (overall) Wood flooring. Windows to south, north and west elevations. Exposed beams. Sloping ceiling. Electric radiator. Door to:

En-suite Shower Room Ceramic hand basin. WC. Shower. Electric radiator.

Bedroom 2 3.02 x 2.67m Wood flooring. Window to north elevation. Sloping ceiling. Electric radiator.

Bedroom 3 3.34 x 3.04m Wood flooring. Window to north elevation. Sloping ceiling. Electric radiator.

Bathroom 2.98 x 1.25m Wood flooring. Velux window to north elevation. Ceramic hand basin with tiled splashback. Bath with shower over and swivel glass shower screen. WC. Cupboard housing hot water cylinder. Electric radiator.

Bedroom 4 4.92 x 3.55m Wood flooring. Window to north and south elevations. Exposed beams. Sloping ceiling. Electric radiator.

OUTSIDE :

Metal gates lead to a gravel drive and parking area.

Attached Shed 5.80 x 5.00m Soil floor. Power and light. Door to separate garden storage room. Wooden composite boards on walls and floor. **Garden Storage Room** 2 x 2m with a lockable composite door accessed from the rear.

The garden is partially fenced and surrounds the house and is laid to lawn with trees and shrubs. There is a small apple/pear orchard on the property (c15 trees) as you look out on the right and 2 plum and 2 cherry trees to the left nearer the road.

Wooden seating area to the rear of the property with a concrete base, power and light and BBQ.

Firepit.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Drainage to an all water septic tank. Fast Fibre optic internet connection. Heating is provided by a woodburner and electric radiators. There is an electric hot water cylinder. Double glazed PVC windows. There is a UK Freesat satellite dish which picks up all the free to

air UK tv stations.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : Means tested

Asking price : 198,000€ including Agency fees of 13,000€. In addition the buyer will pay the Notaire's fee of 14,700€

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 are between 1 730€ and 2 380€ 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)

SIF - 002001

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€198,000

Key Information

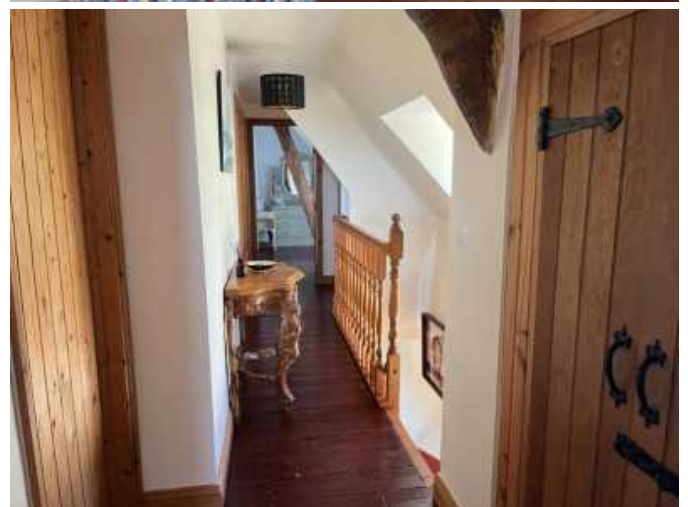
Internal Area:	11922 sqm
Land Area:	0.33 ha

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 cooling off period has expired. It takes an average of three months to buy a property in France.

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Testimonials

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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



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