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## House for sale in Manche - VIRTUAL TOUR

Brécey , Manche , Normandy



**€171,500**

inc. of agency fees

5 Beds   2 Baths   152 sqm   0.2 ha

Detached 5 bedroom property with South facing terrace and studio apartment This house is situated within easy walking distance of...

### At a Glance

**Reference** MFH-NORF01997

**Bed** 5

**Land** 0.2 ha

**Near to** Brécey

**Bath** 2

**Pool** No

**Price** €171,500

**Hab.Space** 152 sqm

**Land Tax** N/A

### Property Description

Detached 5 bedroom property with South facing terrace and studio apartment

This house is situated within easy walking distance of a small village and was built in 1986. It benefits from versatile accommodation which gives the opportunity to live entirely on the ground floor. The garden is well maintained with various seating areas. It was re-wired in 2017. The studio apartment has previously been let and has independent access. It is above the car port.

The property is situated near a small French village with a local store, small restaurant and Patisserie. St Hilaire, Brecey and Mortain are all just 10-15 minutes drive away, and all have either indoor or open air swimming pools. A 20 minute drive will take you to the larger town of Avranches, and Le Mont St Michel and the beautiful beaches are just 35-45 minutes away. The nearest Port is at Saint Malo 66km or Caen Ouistreham – 75 miles.

here

## **THE ACCOMMODATION COMPRISES :**

### **Ground Floor -**

**Entrance Porch** 4.30 x 0.80m 2 sets of sliding patio doors to north elevation. Tiled floor.

**Lounge/Dining Room** 6,77 x 4.47m Tiled floor. Glazed double doors to north and south elevations. 2 convector heaters. Stairs to first floor. Inner Hall Tiled floor.

**Kitchen** 3.68 x 2.63m Window to south elevation. Convector heater. Double stainless steel sink with mixer tap. Space for free-standing cooker and upright fridge/freezer. Tiled floor. Extractor. Part wood-clad walls.

**Cloakroom** WC.

**Bedroom 1** 3.29 x 2.75m Window to south elevation. Convector heater.

**Shower Room** 2.14 x 1.63m Vanity unit with mirror, light and cupboard over. Shower.  
Heated towel rail.

**Bedroom 2** 3.23 x 2.75m Window to rear elevation. Laminate flooring. Convector heater.

**Bedroom 3** 3.18 x 2.65m Window to rear elevation. Convector heater.

**Study** 4.78 x 2.69m Sliding patio doors to south elevation. Tiled floor. Pellet burner.

**Utility Area** 2.80 x 2.79m Space and plumbing for washing machine. Fuseboard. Hot water cylinder. **Stairs to:**

**Boarded Loft** 6.50 x 2.69m Sloping ceiling. Large Velux window to south elevation.

**On the First Floor -**

**Landing** Laminate flooring. Built-in wardrobe.

**Cloakroom** 2.46 x 1.94m Laminate flooring. WC. Pedestal basin. Hatch to loft. Convector heater.

**Bedroom 4** 3.89 x 3.48m Velux window to south and north elevations. Convector heater.  
Eaves storage cupboard.

**Bedroom 5** 3.87 x 3.55m Velux window to south and north elevations. Laminate flooring.  
Convector heater.

## THE ACCOMODATION IN THE STUDIO APARTMENT COMPRISES :

**Open plan living room/dining room/kitchen** 5.52 X 3.80M Sloping ceiling. Large Velux window to north and south elevations. **Kitchenette** Stainless steel sink with mixer tap, and cupboard under. Space for under-counter fridge. Space for free-standing cooker.

**Shower Room** Vanity unit with mirror and light over. Corner shower with jets. WC. Hot water cylinder. Heated towel rail.

## OUTSIDE :

**Electric wooden double gates** lead to the gravel drive and parking area.

**Car Port** Open to 2 sides. Sink.

**The garden** is laid to lawn with mature trees and shrubs. South-facing terrace.

**2 small stables.**

## ADDITIONAL INFORMATION :

Mains water, telephone and electricity. Electric heating and woodburner. Drainage is to an all water septic tank. Broadband internet connection. Double glazed windows with electric shutters on the ground floor.

## FINANCIAL DETAILS :

Taxes Foncières : Approx. 554€ per annum

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€171,500

### Key Information

Internal Area:	152 sqm
Land Area:	0.2 ha

### Location: Normandy





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**S. and L. BROWN**



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