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Countryside house for sale in Manche - VIRTUAL TOUR

Coulouvray-Boisbenâtre , Manche , Normandy



€214,000

inc. of agency fees

4 Beds 2 Baths 13563 sqm 0.94 ha

4 Bedroom detached house with
2.3 acres in quiet rural location
This property is nestled in a
quiet rural position at the end
of...

At a Glance

Reference MFH-NORF0208

Bed 4

Land 0.94 ha

Near to Coulouvray-
Boisbenâtre

Bath 2

Pool No

Price €214,000

Hab.Space 13563 sqm

Land Tax N/A

Property Description

4 Bedroom detached house with 2.3 acres in quiet rural location

This property is nestled in a quiet rural position at the end of a long drive. It offers spacious accommodation over 2 floors. The paddock is approximately one and a half acres which would be suitable for a smallholding or for keeping animals or a couple of ponies.

The house is situated in Southern Normandy, half way between the lively medieval market town of Villedieu-les-Poêles, famous for its copper production and the small town of Saint-Pois with local amenities. The nearest ferry is at Caen Ouistreham (1 hour) and the channel tunnel is at Calais which is about 4 hours away. The village has a bar, bakery and small store for essentials and Saint Pois is slightly further away. The closest town, being some 10 minute drive away, is Brécey. Here you will find the local supermarket – Super U which also offers Petrol/Diesel facilities 24 hours a day. The town also has other shops, bars and restaurants including a pizzeria, bakeries & banks schools and doctors' surgery. It is 50 km from mystical Mont St Michel and its bay and 40 km from Granville, with boats to the Channel islands. The house is also within easy reach of the D-day landing beaches. The forest of Saint Sever is within a 10 minute drive.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Lounge 4.87 x 4.67m Partly glazed "stable" door and window to front elevation. Electric radiator. Fireplace with woodburner. Part wood panelled walls. Plinth with cupboard under. Laminate flooring. Door to stairs to first floor.

Bedroom 1 5.24 x 3.64m Sliding patio doors to south and window to north elevations.

Exposed stone wall. Electric radiator. Plinth with cupboard under housing water meter.

Dining Room 3.96 x 2.79m Window to south elevation. Cupboard housing electrics. Part wood panelled walls. Exposed stone wall. Laminate flooring. Radiator.

Kitchen/Breakfast Room 5.31 x 5.12m Window and glazed double doors to south elevation. Laminate flooring. Range of matching base and wall units. Fitted shelving. Wine rack. Belfast sink with mixer tap. Radiator. Space for under-counter fridge. Recess and plumbing for washing machine. Recess for microwave. Built-in electric oven and hob. Inset spotlights.

Shower Room 1.77 x 1.70m Tiled floor. Shower. WC. Vanity basin. Heated electric towel rail. Extractor. Coving.

Bathroom 2.99 x 1.76m Window to rear elevation. Heated towel rail. Bath with mixer tap. WC. Vanity unit with glass-fronted cabinet over. Tiled walls. Extractor.

On the First Floor -

Landing Skylight to rear elevation. Built-in cupboard.

Bedroom 2 4.61 x 2.62m Window to rear elevation. Exposed stone walls. Radiator.

Bedroom 3 4.49 x 2.52m Window to front elevation. Exposed stone walls. Radiator.

Master Bedroom 7.64 x 5.05m Exposed "A" frame. 2 windows to front and 2 Velux windows to rear elevations. 2 radiators. Access to loft.

OUTSIDE :

A gravel drive leads to the parking area.

The garden is laid to lawn with mature trees, shrubs, and a variety of fruit trees including apple, plum, pear, cherry, and walnut trees. Small metal shed.

The garden to the rear of the property is laid to lawn with mature trees and apple trees.

Raised vegetable beds. **Small Barn** 4.31 x 2.36m Divided into 2 small stables. Constructed of stone under a slate roof. Attached **Shed** 6.44 x 3.19m Constructed of wood, corrugated iron, and asbestos. Door to front elevation. Attached to the rear of the property is a **Workshop** 6.05 x 3.49m Constructed of stone and block under a corrugated iron roof. Power and light. Hot water cylinder.

Paddock.

Pond.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. There is an oil fired central heating boiler and a woodburner. The windows are double glazed. The all water-septic tank may need some upgrades.

FINANCIAL DETAILS :

Taxes Foncières : 840€ per annum

Taxe d'habitation : € per annum

Asking price : 214,000€ including Agency fees of 14,000€. In addition the buyer will pay the Notaire's fee of 16,700€

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 between 4 692€ and 6 348€ 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

SIF – 002008

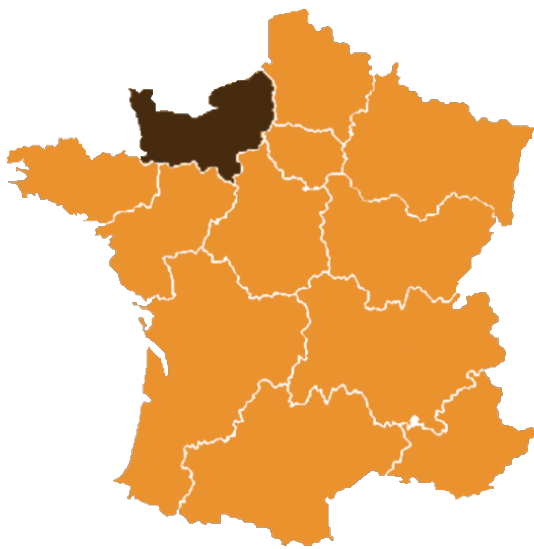
Summary

| | |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €214,000 |

Key Information

| | |
|----------------|-----------|
| Internal Area: | 13563 sqm |
| Land Area: | 0.94 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).

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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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