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Countryside house for sale in Calvados - VIRTUAL TOUR

Les Monts d'Aunay , Calvados , Normandy



€192,000

inc. of agency fees

5 Beds 3 Baths 19861 sqm 0.13 ha

Attractive 5-bedroomed house in quiet rural position This much loved family home was renovated in 1988 to offer spacious and versatile...

At a Glance

Reference MFH-NORF0205

Bed 5

Land 0.13 ha

Near to Les Monts d'Aunay

Bath 3

Pool No

Price €192,000

Hab.Space 19861 sqm

Land Tax N/A

Property Description

Attractive 5-bedroomed house in quiet rural position

This much loved family home was renovated in 1988 to offer spacious and versatile accommodation, which is full of character. The conservatory was added in 2007 and the garage extension was added in 2010. **There is an additional acre available by separate negotiation.**

It is situated in the Calvados region of Normandy. The local market town of Aunay sur Odon is located just 8 minutes away and offers a range of restaurants, bars and shops and several supermarkets with a market every Saturday morning. Another 5 minutes on from Aunay sur Odon is Villers Bocage with a local market every Thursday and a wide range of shops, restaurants and bars. The beaches on the west coast are an hour's drive away and it is approximately 50 minutes drive from the port of Caen and an hour and thirty minutes from Cherbourg. A little further afield are the D-Day landing beaches and the Mont St Michel.

here

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Entrance Porch 2.27 x 1.86m Partly glazed oak-framed with tiled floor. outside light. Glazed door to:

Entrance Hall 4.20 x 3.85m Window to west and glazed double doors to east elevations. Wood flooring. Radiator. Built-in shelves. Fireplace. Exposed beams. Inset spotlights. Telephone socket. Door to garage.

Lobby Stairs to first floor.

Conservatory 4.88 x 3.89m Sliding patio doors to north and west elevations and terrace. Tiled floor. Radiator. Woodburner. Exposed stone wall. Inset spotlights.

Cloakroom Tiled floor. Radiator. Skylight. WC. Hand basin. Space and plumbing for staking washing machine and tumble dryer.

Kitchen/Breakfast Room 5.74 x 5.21m Range of matching base and wall units with worktops and tiled splashbacks over. Space and plumbing for dishwasher. Built-in oven and 4-ring hob with extractor hood over. Stainless steel sink with mixer tap. Part wood flooring. 2 floor-to-ceiling cupboards - one housing fridge/freezer. Exposed beams. 2 radiators. 2 windows to east, window and glazed double doors to south elevations. Exposed stone wall and beams.

Lounge 5.20 x 4.75m 2 windows to south and window to west elevations. 2 radiators. Wood flooring. Fireplace with woodburner. Exposed stone wall and beams.

Snug/Study 4.75 x 4.13m 2 windows to west elevation. Glazed double doors to conservatory. Tiled floor. Fireplace with woodburner. Exposed beams. Stairs to first floor. Central heating thermostat.

On the First Floor - (via stairs from lobby) -

Bedroom 1 5.78 x 2.8m Window to east elevation. Sloping ceiling. Radiator. Door to:

En-Suite Shower Room Velux window to east elevation. Sloping ceiling. Shower. WC. Vanity basin.

On the First Floor - (via stairs from study)

Mezzanine 4.42 x 3.59m Window to east and west elevations. Exposed beams. Telephone socket.

Bedroom 2 3.85 x 3.65m Window to east elevation. Radiator. Sloping ceiling.

Bedroom 3 3.52 x 3.43m Window to west and south elevations. Radiator. Exposed beams.

Bathroom 2.61 x 1.86m Window to south elevation. Exposed beams. Heated towel rail.
Pedestal basin. WC. Inset spotlights. Part wood panelled walls.

Family Suite comprising :

Wardrobe with sliding doors. Radiator. Built-in shelves. Exposed beams. Stairs to bedroom 5.

Shower Room 2.45 x 1.63m Window to north elevation. Exposed beams. Pedestal basin.
Large shower. Heated towel rail. WC.

Bedroom 4 5.06 x 3.01m 2 windows to east elevation. Radiator. Exposed beams.

Bedroom 5 3.26 x 2.60m Window to east elevation. Convectector heater. Sloping ceiling.
Exposed beams.

OUTSIDE :

A 5-bar wooden gate leads to a gravel parking and turning area and the garage. Adjoining
Double Garage/Workshop 5.83 x 5.46m Metal up-and-over electric door. Sink unit. Boiler.
Window to east elevation.

The garden is laid to lawn with mature trees and shrubs.

ADDITIONAL INFORMATION :

Mains electricity and water are connected. Drainage to an all water septic tank installed in

2017 or 2018. Fibre optic internet available. Double glazed windows . Oil fired central heating.

FINANCIAL DETAILS :

Taxes Foncières : 990€ per annum

Taxe d'habitation : € per annum

Asking price : 192,000€ including Agency fees of 12,500€. In addition the buyer will pay the Notaire's fee of 14,300€

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 4 324€ and 5 850€ 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 - 002005

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€192,000

Key Information

Internal Area:	19861 sqm
Land Area:	0.13 ha

Location: Normandy



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C. BAUER – Sunday Times

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S. and L. BROWN



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