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Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Jean-d'Elle , Manche , Normandy



€139,500

inc. of agency fees

4 Beds 2 Baths 125 sqm 0.35 ha

4 Bedroom house with attached garage set in just under an acre
Plenty of rustic charm in this detached house with attached garage...

At a Glance

Reference	MFH-NORF0207	Near to	Saint-Jean-d'Elle	Price	€139,500
Bed	4	Bath	2	Hab.Space	125 sqm
Land	0.35 ha	Pool	No	Land Tax	N/A

Property Description

4 Bedroom house with attached garage set in just under an acre

Plenty of rustic charm in this detached house with attached garage about 20 minutes from Bayeux in Normandy. There are two downstairs bedrooms and the possibility of extending into the attached garage or loft space, subject to planning. It would also be possible to create a self-contained gîte or annexe on the ground floor. The roof and batons were replaced about 15 years ago.

The closest large village, 5 minutes drive away, is St Jean d'Baisants/D'Elle which is the local village for general shopping and offers a bar, butcher, small supermarket, bakery with a cafe, garage, post office, doctor's surgery, chemist, and 2 hairdressers. St.Lô, with its medieval ramparts, poignant history and central location in the heart of Normandy, situated approximately 15k west of the property, has good supermarkets and shopping, leisure facilities (aqua-park and golf-driving range), restaurants and an extensive Saturday morning market.

The property is in an enviable position, central to all major ports and attractions, with easy access to the famous D-Day Landing beaches (30 mins drive) and to/from the major ferry ports of Caen and Cherbourg (90 minutes) It is situated near the village of Cerisy la Foret, midway between the major towns of Bayeux and St Lo. The nearest mainline train station with trains to Paris (2 hours 30 minutes) is nearby. Within a short distance is Cerisy Forest (forêt de Cerisy or forêt de Balleroy), is a 2,127 hectare (5,260 acre beech tree woodland (75% of the land), located in the French Calvados and Manche departments. Since 1976 it has been a national nature reserve managed by l'Office national des forêts (ONF).

Bayeux, a most beautiful, picturesque medieval town is only 35 minutes drive. The UNESCO heritage site of Mont St. Michel is around 1 hour 30 minutes' drive. The beautiful sandy and spacious Normandy beaches, WWII museums and military cemeteries/memorials are 40-50 minutes, depending on which beach.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lounge/Dining Room 4.98 x 4.21m Partly glazed door and window to south and window to east elevations. Tiled floor. Exposed beams. Fireplace with inset woodburner. Convector heater.

Galley Kitchen 8.53 x 2.02m Glazed door to east, 3 windows and partly glazed door to north elevations. 2 Velux windows. Double stainless steel sink with mixer tap. Range of base units with worktops over. Space for free-standing fridge/freezer and cooker. Space and plumbing for dishwasher and washing machine. Exposed stone wall. Tiled floor.

Bathroom 2.66 x 1.75m Bath with mixer tap/shower fitment and partly tiled walls. WC. Hand basin. Obscure glazed window to rear elevation. Wall-mounted heater.

Inner Hall Window to front elevation. Tiled floor. Stairs to first floor. Exposed beams.

Bedroom 1 3.58 x 3.19m Tiled floor. Window to front elevation. Exposed beams.

Bedroom 2/Living Room 5.72 x 4.32m (min) Glazed double doors and 2 windows to south, and window to rear elevations. Exposed beams. Fireplace with inset woodburner. Exposed stone walls. Concrete floor. Cupboard housing hot water cylinder. Door to:

En-Suite Shower Room 3.01 x 1.47m Obscure glazed window to rear elevation. Vanity unit. Tiled floor and partly tiled walls. WC. Shower. Hatch to loft. Wall-mounted heater.

On the First Floor -

Mezzanine Study Area/Occasional Bedroom 3.62 x 2.88m Velux window to rear elevation.

Sloping ceiling. Exposed "A" frame.

Bedroom 3 5.60 x 2.81m 2 Velux windows to rear and window to front elevations. Exposed stone wall and chimney breast. Exposed "A" frame.

Bedroom 4 2.88 x 2.55m Velux window to rear and small window to front elevations.

Exposed "A" frame. Sloping ceiling. Door to:

Loft Storage Space 5.72 x 3.00m Divided into 2 rooms. Wood flooring. Sloping ceiling. 2 skylights to rear elevation.

Outside -

A gravel drive leads to gravel parking and turning area. Covered Log Store. Outside lighting.

Attached Garage 6.83 x 4.77m Double wooden doors to front elevation. Power and light.

The garden is laid to lawn with mature trees and shrubs. Gravel terrace area to the rear of the property

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Fibre optic internet connection available. Double glazed windows. Heating is provided by two woodburners. Drainage is to a septic tank (which will need to be replaced).

FINANCIAL DETAILS :

Taxes Foncières : 600€ annum

Taxe d'habitation : 580€ per annum

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fees of 10,900€

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 approximately 1 918€ to 2 594€ 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 - 002007

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€139,500

Key Information

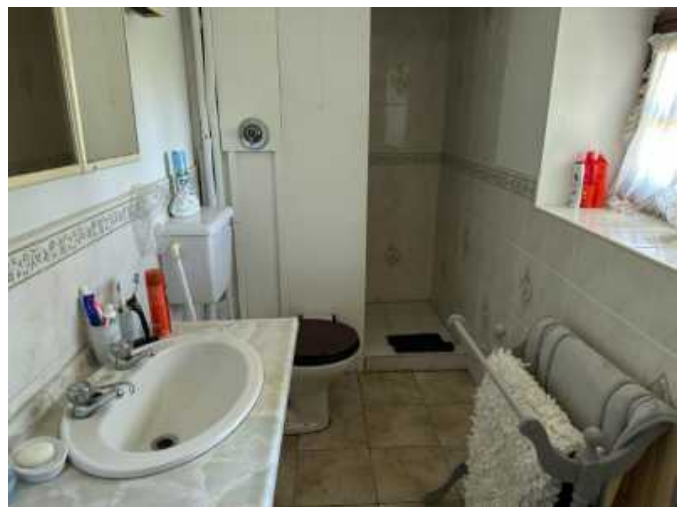
Internal Area:	125 sqm
Land Area:	0.35 ha

Location: Normandy



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A
B
C
D
E
F
G

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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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C. BAUER – Sunday Times

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S. and L. BROWN



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