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## Countryside house for sale in Calvados - VIRTUAL TOUR

**Saint-Sever-Calvados , Calvados , Normandy**



**€150,000**

**inc. of agency fees**

**2 Beds 1 Baths 106.8 sqm 0.83 ha**

Pretty 2 bedroom stone house with outbuildings set in over 2 acres of land This pretty house benefits from a recently installed all...

### At a Glance

**Reference** MFH-NORF02032

**Bed** 2

**Land** 0.83 ha

**Near to** Saint-Sever-Calvados

**Bath** 1

**Pool** No

**Price** €150,000

**Hab.Space** 106.8 sqm

**Land Tax** N/A

### Property Description

Pretty 2 bedroom stone house with outbuildings set in over 2 acres of land

This pretty house benefits from a recently installed all water septic tank (2024). Electrics have been run to the old bakery to enable its use as a home office. The property has double glazed windows and offers potential to extend into the attached barn, subject to planning permission. It is surrounded by its own level land.

The property is situated near the town of Saint-Sever which is about a 10 minute drive. The major town of Vire is about 15 minutes away 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. 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 hours away. The nearest airports are at Caen Carpiquet (55 minutes drive with flights to Stanstead and Southend, Deauville (Cityjet), Rennes (Flybe) and Dinard.

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## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor –**

**Lounge/Dining Room** 6.23 x 6.09m Partly glazed door and 2 windows to front and window to rear elevations. Exposed beams. Tiled floor. Granite fireplace with woodburner. Cupboard housing electrics. Fuseboard. Telephone socket.

**Kitchen/Breakfast Room** 4.20 x 4.08m (min) Window to front and small window and partly glazed door to rear elevations. Tiled floor. Double stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for free-standing cooker and

fridge/freezer. Worktop with curtain-fronted shelves under.

**Cloakroom** Tiled floor. WC. Pedestal basin.

**Inner Hall** 5.69 x 2.16m Partly glazed door to rear elevation. Exposed stone wall. Tiled floor. Stairs to first floor.

### **On the First Floor -**

**Mezzanine** Exposed stone wall and beams.

**Occasional Bedroom** 5.34 x 4.49m Window to east and north elevations. Exposed stone walls and "A" frame.

**Landing** Wood flooring. Hatch to loft.

**Bedroom 2** 4.18 x 1.80m Wood flooring. Window to south elevation. Sloping ceiling.

**Bedroom 3** 5.97 x 4.90m Window to front and Velux window top rear elevations. Wood flooring. Sloping ceiling. Pedestal basin.

**Bathroom** 3.43 x 1.93m Velux window to rear elevation. Sloping ceiling. Wood flooring. Heated electric towel rail. WC. Vanity unit with mirror and light over. Bath with mixer tap/shower fitment and tiled surround. Cupboard housing hot water cylinder.

### **OUTSIDE :**

The gate leads to a gravel drive, parking and turning area.

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

**Old Bakery** 4.13 x 3.57m Constructed of stone under a corrugated iron roof. Power and light. Door and window to south elevation. Concrete floor.

**Attached to the house (under the occasional bedroom) is a Barn** 5.66 x 5.14m Used for storage. Power and light. Concrete floor. Pedestrian door to rear elevation.

**Semi-detached Barn** 6.28 x 4.34m Constructed of stone under a corrugated iron roof. Sliding metal door to front and window to rear elevations.

**Attached Small Stables** 6.28 x 5.70m Used as wood store. Pedestrian door to front elevation. Power and light.

#### **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone. Drainage is to an all water septic tank which was installed in 2024. ADSL internet connection available. Heating is provided by the woodburner.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 672€ per annum

Taxe d'habitation : 376€ per annum

Asking price : 150,000€ including Agency fees of 10,000€. In addition the buyer will pay the Notaire's fee of 12,300€

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 1 590 € and 2 200 € 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

Property Ref : SIF - 002032

### Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€150,000

### Key Information

Internal Area:	106.8 sqm
Land Area:	0.83 ha

### Location: Normandy



## Gallery

















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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