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Mansion for sale in Calvados - VIRTUAL TOUR

Condé-en-Normandie , Calvados , Normandy



€155,000

inc. of agency fees

4 Beds 2 Baths 164 sqm 0.09 ha

Substantial village house to modernise with garden and garage
This Maison de Maître style property offers great potential and viewing...

At a Glance

Reference MFH-NORF01572
Bed 4
Land 0.09 ha

Near to Condé-en-Normandie
Bath 2
Pool No

Price €155,000
Hab.Space 164 sqm
Land Tax N/A

Property Description

Substantial village house to modernise with garden and garage

This Maison de Maître style property offers great potential and viewing is recommended. It has an enclosed garden on two levels and spacious rooms. There are pretty, original floor tiles on the ground floor and

fireplaces.

The market town of **Condé sur Noireau** is a 10 minute drive and has all amenities. Ideally situated, the house is situated on & close by to several large rambling routes, which trail through the wonderfully unspoilt Normandy countryside. At just over an hour from the coast, the property is within easy reach of the Normandy landing beaches, Mont St Michel and many other attractions that Normandy has to offer.

The property is situated in a quiet village in the **Suisse Normande** countryside. A beautiful area of rivers, valleys, woodland, spotted Normandy Cows & cider orchards, offering a large range of activities for the outdoors including walking, cycling, fishing, canoeing. The local village is an easy stroll away and the Château at Pontecoulant, is a 5 minute drive and is open during the holiday season. **Condé sur Noireau**, less than 10 minute drive has a bustling 'foodie' market on Thursday mornings and offers plenty of places to eat and drink, as well as a good supermarket, boulangeries, tabac etc. Mont Cerisy Belle Etoile has a ruined Chateau, bombed in the Second World War, a great assault course for children and adults too, and a beautiful rhododendron walk. Flers, a twenty-minute drive south, is a bustling town with good shopping facilities.

The UNESCO heritage site of Mont Saint Michel is a 1 hour 40 minute drive. The Normandy landing beaches and the coast are about an hour's drive from the property. There are plenty of options for travel to the property with Cross Channel ferries: Portsmouth - Ouistreham (Brittany Ferries) 1-hour drive, Portsmouth - Le Havre (Brittany Ferries) 1-hour 45-minutes, Portsmouth - Cherbourg (Brittany Ferries) 1-hour 45-minutes, Dover - Calais (various operators) 4-hours. The Euro tunnel: Folkestone - Calais 4-hours.

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 7.88 x 1.74m Partly glazed door and side panel to front and window to rear elevations. Original tiled floor. Wood panelling. Stairs to first floor. Electric panel radiator.

Lounge 4.23 x 3.91m Window to front elevation. Convactor heater. Marble fireplace. Original tiled floor. Wood panelled ceiling. Telephone socket.

Kitchen/Dining Room 7.88 x 4.69m Window to front and rear elevations. Door to rear garden. Tiled floor. Brick fireplace with raised open hearth. Electric panel radiator. Kitchen area fitted with range of matching base units. Double sink with mixer tap. 4 ring electric hob with extractor over. Built-in oven. Recess for microwave. Space and plumbing for dishwasher. Space for free standing fridge/freezer. Tiled worktops and splash-backs. Telephone socket. Inset spotlights. Cupboard housing electrics.

Utility Room 5.75 (max) x 1.93 and 2.07m (max) Partly glazed door and side panel to rear elevation. Space and plumbing for washing machine. Tiled floor. Partly tiled walls. Shelving. Hot water cylinder. Convactor heater. Built-in cupboard.

Shower Room Pedestal basin,. WC. Obscure glazed window to rear elevation. Tiled floor. Partly tiled walls. Inset spotlights. Corner shower

On the First Floor -

Landing Stairs to loft space. Built-in cupboard.

Bedroom 1 4.72 x 3.28m Window to rear elevation. Convector heater. Laminate flooring. Marble fireplace.

Bedroom 2 4.69 x 4.42m Window to south and west elevations. Electric panel radiator and convector heater. Telephone socket.

Bedroom 3 3.52 x 2.75m Window to front elevation. Wood flooring. Convector heater.

Cloakroom Tiled floor. Partly tiled walls. WC.

Bathroom 3.99 x 3.61m Window to rear elevation. Corner bath. Double vanity unit with mirror and light over. Heated electric towel rail.

Bedroom 4 3.74 x 3.63m Window to front elevation. Convector heater.

On the second floor -

Loft Window to front and south and Velux window to rear elevations. (Ideal for conversion)

OUTSIDE :

Double wrought iron gates lead to the garage and rear garden. **Garage** 6.77 x 4.44m Constructed of block under a roof of sheet metal. Concrete patio to the rear of the property. The garden is on two levels with mature trees, including cherry trees and shrubs.

ADDITIONAL INFORMATION :

Mains drainage, water, telephone and electricity are connected. Electric heating. Broadband internet connection. Double glazed pvc windows.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Summary

| | |
|----------------|----------|
| Property type: | Mansion |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €155,000 |

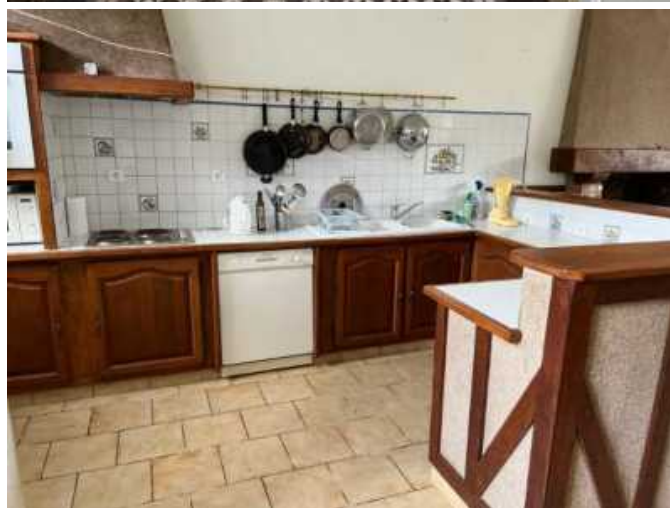
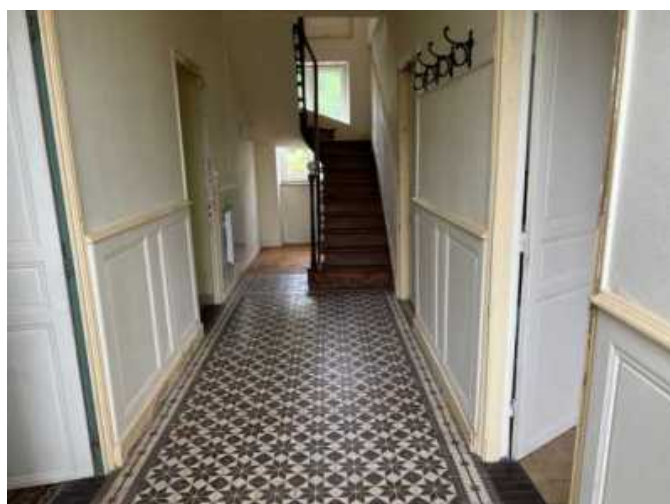
Key Information

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|----------------|---------|
| Internal Area: | 164 sqm |
| Land Area: | 0.09 ha |

Location: Normandy



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