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## House for sale in Manche - VIRTUAL TOUR

Isigny-le-Buat , Manche , Normandy



**€150,000**

inc. of agency fees

2 Beds

2 Baths

Detached house and gîte for sale in woodland setting with stream, pond and waterfall. The property is a converted, extended and modernised...

### At a Glance

<b>Reference</b>	MFH-NORF01620	<b>Near to</b>	Isigny-le-Buat	<b>Price</b>	€150,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Detached house and gîte for sale in woodland setting with stream, pond and waterfall.

The property is a converted, extended and modernised farmhouse set in ground of approximately 2.5 acres with stunning views to the south west and over the stream, waterfall and pond in the garden. The accommodation is light and airy but retains character features and there is a separate building which has a new roof to renovate into a gîte. The accommodation was extended in 2003 to create a large music

room/living room, entrance hall and cloakroom.

The property is within walking distance of the nearest village. The town of Isigny-le-Buat is a 5 minute drive and offers a range of small shops, pharmacy, Doctor's surgery, bar, post office and Schools. More extensive amenities can be found at Saint Hilaire du Harcouët which is a 12 minute drive away. Here you will find a busy weekly market, a range of restaurants, bars, supermarkets, banks, DIY stores. There is also a local hospital. The town of Avranches is a 15 minute drive with all amenities and great shopping! The nearest beach is at Genêts which is a 20 minute drive. The ferry ports of Saint Malo and Caen Ouistreham are just over 1 hour away. The port at Calais and the Eurotunnel are about a 4 1/2 hour drive.

## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :**

### **On the ground floor -**

Open plan kitchen/dining room -

**Kitchen** : 4.56m x 3.51m - Glazed double doors to the front elevation. Laminate floor. Radiator. Fitted kitchen with range of matching base and wall units with built in dishwasher, electric oven, and 4 ring electric hob with extractor fan over. Marble effect work surfaces with inset single stainless steel sink with mixer tap. Tiled splashbacks. Step up to -

**Dining room** : 5.62m x 4.82m - 2 windows to the front elevation. Exposed beams. Telephone socket. 2 radiators. Stairs to first floor with cupboard under. Central heating thermostat.

**Store room** : 3.77m x 3.61m (max) - Glazed door and window to the south elevation. 2 windows to the west elevation. Radiator. Tiled floor. Convector heater. Exposed beams. Part wood panelled walls. Plumbing for washing machine. Stairs to mezzanine.

**Entrance hall** : Glazed door to the west elevation. Radiator. Laminate floor. Velux window to the east elevation. Cupboard housing central heating boiler.

**Cloakroom** : Window to the west elevation. Radiator. Laminate floor. Toilet. Vanity basin.

**Lounge/music room** : 10m x 5.91m - 3 pairs of glazed French doors to the front elevation and the decking overlooking the garden and stream. 2 windows to the rear elevation. Laminate floor. Central heating thermostat. 5 radiators. Decorative fireplace with marble surround and wooden mantel. Vaulted ceiling. Picture window to the north elevation overlooking decking area with small feature pond.

### **On the first floor -**

**Landing** : Laminate floor. Hot water cylinder in recess.

**Bedroom 1** : 3.43m x 2.86m - Velux windows to the south and north elevations. Sloping ceiling. Laminate floor. Door to -

**En-suite bathroom** : Velux window to the south elevation. Corner bath with mixer tap. Toilet. Hand basin. Sloping ceiling.

**Shower room** : Velux window to the west elevation. Toilet. Laminate floor. Pedestal hand basin. Shower cubicle. Sloping ceiling.

**Bedroom 2** : 2.81m x 2.49m - Velux windows to the east and west elevations. Sloping ceiling. Convector heater.

**Mezzanine (could be renovated to create a third bedroom)** (access from the study) : Window to the west elevation and velux to the front elevation. Exposed beams. Sloping ceilings.

## **THE GÎTE COMPRISES :**

A detached stone and block building with a new slate roof.

### **On the ground floor -**

Room : 7m x 4.26m - Glazed door and 2 windows to the south elevation. Windows to the east and 2 to the north elevations. Water, electricity and drainage in place.

## **OUTSIDE :**

A gravel drive leads to the house and gite with a parking and turning area. The property is surrounded by its own grounds which are laid to lawn with mature trees and shrubs. Woodland area. Stream, pond and waterfall. There is a stone outbuilding with a tiled roof and separate wooden chalet. There is a terrace to the south elevation of the main house with doors leading out from the kitchen/dining room and decking surrounds the property to the north and west elevations.

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Gas fired central heating in the main house and electric heating in the gîte. Partial double glazing. Drainage is to an all water septic tank.

Taxes Foncières : Approx. 500€ per annum

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€150,000

## Key Information

## Location: Normandy



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