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Countryside house for sale in Calvados - VIRTUAL TOUR

Vire-Normandie , Calvados , Normandy



€283,000

inc. of agency fees

3 Beds 115 sqm 0.41 ha

Immaculately presented detached stone house in quiet rural hamlet with over an acre garden This beautiful property is ready to move...

At a Glance

Reference	MFH-NORF01702	Near to	Vire-Normandie	Price	€283,000
Bed	3	Pool	No	Hab.Space	115 sqm
Land	0.41 ha			Land Tax	N/A

Property Description

Immaculately presented detached stone house in quiet rural hamlet with over an acre garden

This beautiful property is ready to move into immediately. A great deal of care and attention has been taken to ensure comfortable accommodation with all modern amenities, whilst keeping the character of a property

of this age. It benefits from double glazed windows and an all water septic tank believed to have been installed in about 2016. The current owners have successfully run a Bed & Breakfast from one room at 65€ per night.

The property is situated about 3kms from the town of **Vire** 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.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 2.61 x 2.42m Partly glazed door to north elevation. Exposed stone walls with display recesses. Birch wood flooring. Steps down to:

Lounge 6.37 x 5.98m Window and glazed door to front and window to west elevations. Tiled floor. Stairs to first floor with cupboard under. Pellet burner. Inset spotlights. Door and window opening to:

Kitchen/Dining Room 4.73 x 3.81m Window and partly glazed door and side panels to front elevation. Tiled floor. Range of matching base units. Exposed stone walls. Sinks with mixer tap. Built-in dishwasher. Space for range style cooker with extractor hood over. Inset spotlights.

Utility Room 2.39 x 1.88m Space and plumbing for washing machine. Space for tumble dryer. Space for upright fridge/freezer. Worktop and tiled splashbacks. Electrics. Tiled floor.

Cloakroom Tiled floor. Hand basin. Part wood clad walls. Heated towel rail. WC. Inset spotlights.

On the First Floor -

Landing Velux window to rear elevation. Sloping ceiling. Inset spotlights. Cupboard housing hot water cylinder.

Master Bedroom 5.27 x 3.44m Glazed double doors to "Juliette" balcony. Velux window to rear elevation. Exposed stone wall. Sloping ceiling. Electric panel radiator. Door to:

En-Suite Shower Room 3.11 x 1.91m Part wood panelled walls. Tiled floor. Large walk-in shower. Velux window to rear elevation. Vanity unit. WC. Heated towel rail. Sloping ceiling.

Bedroom 2 3.53 x 2.49m Sloping ceiling. Glazed door to "Juliette" balcony to front elevation. Exposed stone wall.

Bedroom 3 4.38 x 3.17m Glazed door to "Juliette" balcony to front and Velux window to rear elevations. Exposed stone wall. Sloping ceiling. Electric panel radiator. Door to:

"Jack & Jill" Shower Room 3.52 x 1.60m Large walk-in shower. Heated electric towel rail. WC. Vanity unit. Sloping ceiling. Velux window to front elevation.

OUTSIDE :

Gravel drive leads to parking area. The garden is laid to lawn with large split-level patio area. Separate covered seating area.

Attached Workshop 7.34 x 3.50m Wooden doors to front elevation. Concrete floor. Power and light.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Drainage to an all water septic tank. Broadband internet connection. Electric heating and pellet burner.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

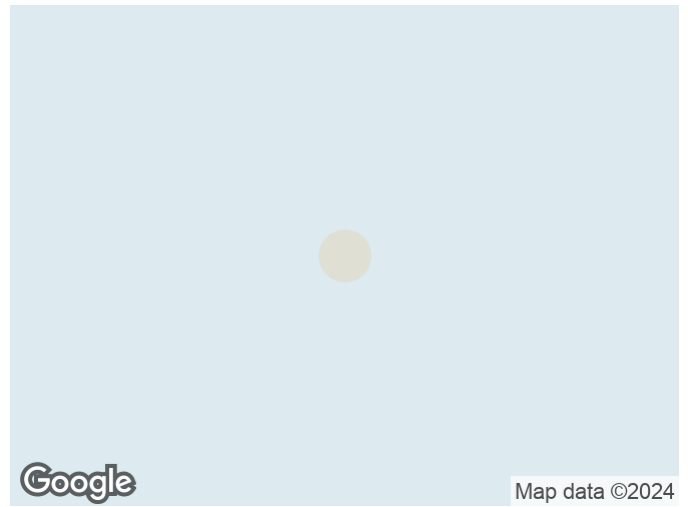
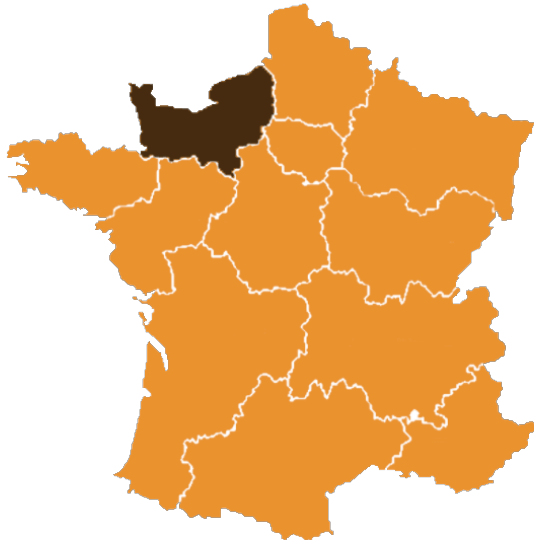
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€283,000

Key Information

Internal Area:	115 sqm
Land Area:	0.41 ha

Location: Normandy



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