

[Click to view MFH-NORF01709](#)

## Countryside house for sale in Manche - VIRTUAL TOUR

Brécey , Manche , Normandy



**€192,500**

inc. of agency fees

4 Beds      190 sqm      0.22 ha

Substantial detached family house with garden This family house is situated in a hamlet and benefits from spacious accommodation including...

### At a Glance

**Reference** MFH-NORF01709  
**Bed** 4  
**Land** 0.22 ha

**Near to** Brécey  
**Pool** No

**Price** €192,500  
**Hab.Space** 190 sqm  
**Land Tax** N/A

### Property Description

Substantial detached family house with garden

This family house is situated in a hamlet and benefits from spacious accommodation including a recently fitted kitchen, all water septic tank and first floor bathroom. The roof was partially replaced in about 2012.

There are some finishing works to be done. Viewing is recommended.

The property is situated near a small French village with a local store, small restaurant and Patisserie. St Hilaire, Brecey and Mortain are all just 10-15 minutes drive away, and all have either indoor or open air swimming pools. A 20 minute drive will take you to the larger town of Avranches, and Le Mont St Michel and the beautiful beaches are just 35-45 minutes away. The nearest Port is at Saint Malo 66km or Caen Ouistreham – 75 miles.

here

## **THE ACCOMMODATION COMPRISES :**

### **Ground Floor**

**Lounge** 6.38 x 5.84m Obscure glazed door to front and rear, window to front and rear elevations. Cupboard housing electrics. Central heating thermostat. Stairs to first floor. Tiled floor. Exposed beams. Granite fireplace with wood-burner. Inset spotlights. 2 radiators.

**Inner Hall** Tiled floor. Obscure glazed window to front elevation.

**Cloakroom** Tiled floor. WC. Hand basin. Convactor.

**Kitchen** 5.86 x 5.82m Sliding patio doors to rear elevation. Granite fireplace. Range of matching base and wall units. Worktops and splash-backs. Sink with mixer tap. Island unit. Hot water cylinder. Space and plumbing for washing machine. Built-in dishwasher. Recess for microwave. Inset spotlights. Tiled floor. Space for upright fridge and freezer. Electric radiator.,

**Games Room/Dining Room** 4.33 x 3.31m Window to rear elevation. Tiled floor. Glazed double doors to inner hall. Exposed beam.

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

**Landing** Laminate flooring. 3 windows to front elevation. Door to stairs to second floor.

**Bedroom 1** 4.41 x 2.56m Laminate flooring. Window to rear elevation. Radiator. Shower. Granite fireplace. Recess for hot water cylinder.

**Bathroom** 3.15 x 1.94m Window to rear elevation. WC. Twin vanity unit with mirror and light over. Bath with tiled surround, mixer tap/shower fitment. Shower. Heater towel rail.

**Bedroom 2** 4.47 x 3.84m Window to rear elevation. Laminate flooring. Radiator. Exposed beam. Granite fireplace. Built-in cupboard.

**Master Bedroom** 5.91 x 5.03m Window to front and 2 windows to rear elevations. 2 radiators. Granite fireplace. Mezzanine over with exposed stone wall.

**Shower Room** with water and drainage to finish.

### **On the Second Floor -**

**Landing** Velux window to rear elevation. Exposed "A" frame.

**Shower Room** 2.04 x 1.35m Vanity basin. Shower. Velux window to rear elevation. WC. Exposed beam. Sloping ceiling. Extractor.

**Loft/Study** 3.25 x 2.37m Sloping ceiling. Velux window to front elevation. VMC unit. Exposed beams.

**Gym/Bedroom 4** 4.23 x 3.73m Sloping ceiling. Exposed "A" frame. Velux window to rear elevation. Wood flooring.

### **OUTSIDE :**

To the side of the property there is parking for at least 2 cars. To the rear there is a large garden, mainly laid to lawn with mature trees and hedges. Large concrete patio.

### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity. Electric heating and woodburner. Drainage is to an all water septic tank. Broadband internet connection. Double glazed windows with electric shutters on the ground floor.

### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 700€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€192,500

## Key Information

Internal Area:	190 sqm
Land Area:	0.22 ha

## Location: Normandy



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved