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Countryside house for sale in Manche - VIRTUAL TOUR

Saint-James , **Manche** , **Normandy**



€240,600

inc. of agency fees

3 Beds 152 sqm 0.44 ha

Spacious, bright, stone house with great attention to detail and a large garden This charming house is situated in a quiet rural hamlet...

At a Glance

Reference MFH-NORF01724
Bed 3
Land 0.44 ha

Near to Saint-James
Pool No

Price €240,600
Hab.Space 152 sqm
Land Tax N/A

Property Description

Spacious, bright, stone house with great attention to detail and a large garden

This charming house is situated in a quiet rural hamlet and is beautifully maintained inside and out. The garden surrounds the property and is well stocked with mature shrubs, trees and flower beds.

The property is approximately 10 minutes away from a small town with amenities including a bank, supermarkets, restaurants, newsagents, doctor's surgery, vet's surgery and a school. The larger towns of St Hilaire du Harcouët and Avranches are within easy reach for weekly markets. It is situated approximately 30 minutes drive away from the coast and to Mont Saint Michel and 1 hour and 30 minutes from the ferry port at Caen Ouistreham.

here

THE ACCOMMODATION COMPRISES

On the Ground Floor -

Entrance Hall 3.37 x 3.32m Glazed double doors and side panels east elevation. Stairs to galleried landing. Tiled floor. Radiator.

Kitchen/Dining Room 6.44 x 4.80m Range of matching base and wall units. Space for free standing fridge/freezer and range style cooker with extractor hood over. Glazed double doors to east and window to west elevations. Tiled floor. Radiator. Worktops and tiled splash-backs. Stainless steel sink with mixer tap. Heat/air conditioning unit.

Walk-in pantry 3.03 x 1.62m Hot water cylinder. Space for under counter fridge. Space and plumbing for dishwasher.

Utility Room 3.20 x 2.31m Glazed door and side panel to west elevation. Base units with worktop over. Tiled floor. Space and plumbing for washing machine. Space for tumble dryer. Exposed stone wall.

Lounge 6.34 x 5.05m Heating/air conditioning unit. Tiled floor. Window to north elevation. Glazed double doors to entrance hall. Tiled floor. Coving. Radiator.

On the First Floor -

Galleried Landing Wood flooring. Exposed "A" frame.

Master Bedroom 4.25 x 3.99m Window to front elevation with exposed stone surround. Convectector heater. Wood flooring. Door to large storage area. Door to:

En-Suite Shower Room 3.83 x 1.91m Velux window to west elevation. Corner shower with jets. Radiator. WC. Heated electric towel rail.

Family Bathroom 3.81 x 2.09m Built-in cupboard. Vanity unit. Tiled floor. WC. Bath with mixer tap/shower fitment and screen. Remote control heater.

Bedroom 2 3.64 x 3.21m Exposed stone wall. Velux window to west elevation. Wood flooring. Convectector heater. Walk-in wardrobe.

Bedroom 3 4.38 x 3.17m Exposed "A" frame. Velux window to east elevation. Wood flooring. Exposed stone wall. Radiator. Built-in cupboards with shelving and wardrobes to one wall.

OUTSIDE :

Parking area for several cars. The **garden** is laid to lawn with mature trees and shrubs. Gravel seating area to the front of the house.

Foundation for patio area or garage (subject to planning permission).

Metal Shed.

Orchard with a variety of trees including cooking apples, pears, plums, olives. Blue berries. Bay tree.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Fibre optic. Drainage is to an all water septic tank (installed in 2022). Double glazed windows. Electric heating.

FINANCIAL DETAILS :

Taxes Foncières : 780 € per annum

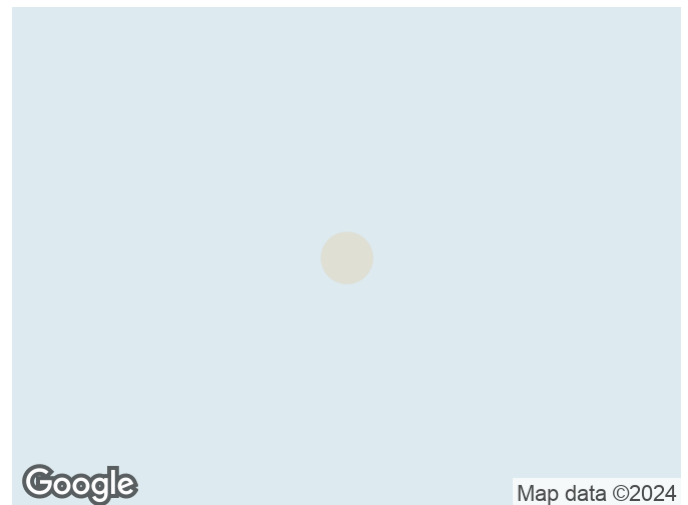
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€240,600

Key Information

Internal Area:	152 sqm
Land Area:	0.44 ha

Location: Normandy



Gallery



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