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Countryside house for sale in Manche - VIRTUAL TOUR

Hambye , Manche , Normandy



€214,000

inc. of agency fees

2 Beds 130 sqm 0.42 ha

Detached house with over an acre, formerly used as a campsite This detached house offers potential to extend into the attached barn,...

At a Glance

Reference MFH-NORF01735
Bed 2
Land 0.42 ha

Near to Hambye
Pool No

Price €214,000
Hab.Space 130 sqm
Land Tax N/A

Property Description

Detached house with over an acre, formerly used as a campsite

This detached house offers potential to extend into the attached barn, if required, or it could be converted into a gîte. The campsite was run for about 14 years and has 12 pitches with electrical hook up, a toilet and

shower block. There is also a static caravan which was previously let.

The property is situated between the towns of Percy and Hambye. Just under 15 minutes drive from Villedieu-les-Poêles the property is conveniently situated just off the main road from the ferries (A84) - 7 km - and it is less than 90 minutes from Cherbourg and an hour from Caen Ouistreham. Dieppe is about a 3 1/2 hour drive and Calais is about 4 1/2 hours drive. The nearest airports are at Caen Carpiquet and Dinard. The nearest beach is at Granville which is 25 minutes to the west and Mont St. Michel, Bayeux and Avranches are all within an hour's drive. The pretty market town of Percy has a supermarket, many shops and numerous bars and restaurants and hosts a market on Saturdays selling fresh farm produce. The smaller town of Hambye has a selection of bars, bakery, schools and supermarket. Villedieu Les Poêles has an indoor swimming pool and a large weekly market selling everything from food to clothing.

here

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Kitchen/Dining Room 5.16 x 4.78m Door and window to front elevation. Built-in glass fronted display cabinet. Tiled floor. Granite fireplace with woodburner. Range of matching base and wall units. Double Butler sinks with mixer tap. Space for range style cooker with extractor over. Solid wooden worktops. Part wood panelled walls. Convectector heater. Space for under-counter fridge. Cupboard housing electrics.

Lounge 4.96 x 4.72m Tiled floor. Stairs to first floor. Glazed double doors and window to front elevation. Granite fireplace with woodburner. Convectector heater.

On the First Floor -

Landing Wood flooring. Part wood panelled walls. Convectector heater.

Bedroom 1 4.11 x 4.04m Window to front elevation with window seat under. Part wood clad walls. Convectector heater. Walk-in wardrobe. Built-in office space. Door to:

En-Suite Shower Room Corner shower with jets. WC. Pedestal basin. Heated towel rail. Extractor. Inset spotlights.

Bathroom 3.00 x 1.53m Bath with mixer tap/shower fitment. Built-in cupboard. WC. Part wood panelled walls. Extractor. Pedestal basin. Inset spotlights.

Bedroom 2 3.45 x 2.72m Wood flooring. 2 windows to front elevation. Convectector heater. Ceiling rose.

OUTSIDE :

A wrought iron gate leads to gravel drive, parking and turning area. To the front of the property is an enclosed, part walled garden laid to lawn. Gate to the enclosed vegetable garden. Greenhouse.

Attached Barn 5.38 x 5.34m 2/3 storey with loft storage over. Concrete floor. Window and door to front elevation. Power and light. **Attached Garage** 5.92 x 3.92m (Ideal for motor home) Double timber doors to front elevation. Concrete floor. Power and light.

Attached **Camping Site shower/toilet block** 5.16 x 4.70m "Stable" door and window to front elevation. Tiled floor. Convectector heater. Stainless steel sinks. Worktop. Space and plumbing for washing machine. **Cloakroom** Ladies WC and vanity unit. Extractor. Gents WC and pedestal basin. Fully tiled shower.

Attached Barn 5.95 x 5.92m Window to front and east elevations. Concrete floor. Power and light. To the rear is a partly covered storage area/car port.

Outside tap.

Camping Field - 3 blocks of 4 electric points. Mature hedges.

35 Lyric Super Static Caravan - 10.5 x 3.65m 2 bedrooms. Lounge area with fireplace and fitted units. Kitchen/Dining Area with stainless steel sink units and space for free standing cooker and fridge/freezer. Twin bedroom. Double bedroom with en-suite bathroom and WC. Separate bathroom with WC.

ADDITIONAL INFORMATION :

Mains electricity, water and telephone are connected. Drainage to an all water septic tank. Electric heating and a woodburners. Double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 299€ per annum

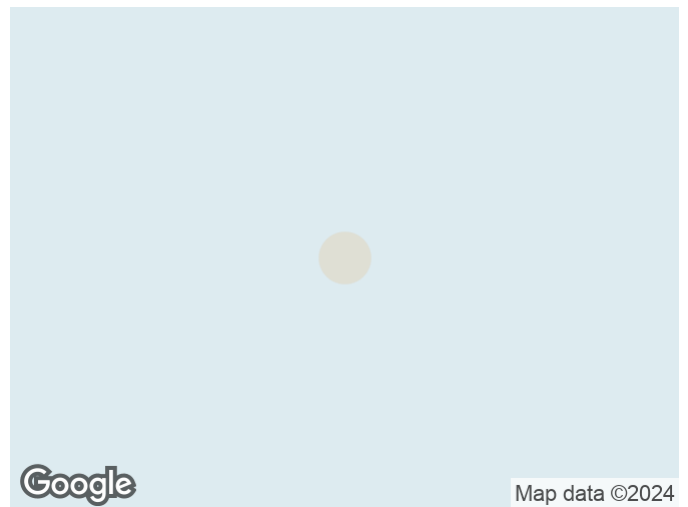
Summary

Property type:	Countryside house
Bedrooms:	2
Price	€214,000

Key Information

Internal Area:	130 sqm
Land Area:	0.42 ha

Location: Normandy



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