

[Click to view MFH-NORF01775](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Isigny-le-Buat , Manche , Normandy



€161,000

inc. of agency fees

3 Beds

131 sqm

1 ha

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

Reference MFH-NORF01775
Bed 3
Land 1 ha

Near to Isigny-le-Buat
Pool No

Price €161,000
Hab.Space 131 sqm
Land Tax N/A

Property Description

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

The property is a converted, extended and modernised house 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.

here

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.

Utility room/Study : 3.77m x 3.61m (max) - Glazed door and window to the south elevation. 2 windows to the west elevation. Radiator. Tiled floor. Convectector 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/Bedroom 3 : (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 small parking 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. 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. There is a separate access with gravelled hardstanding area for vehicles.

ADDITIONAL INFORMATION :

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

FINANCIAL DETAILS :

Taxes Foncières : Approx. 500€ per annum

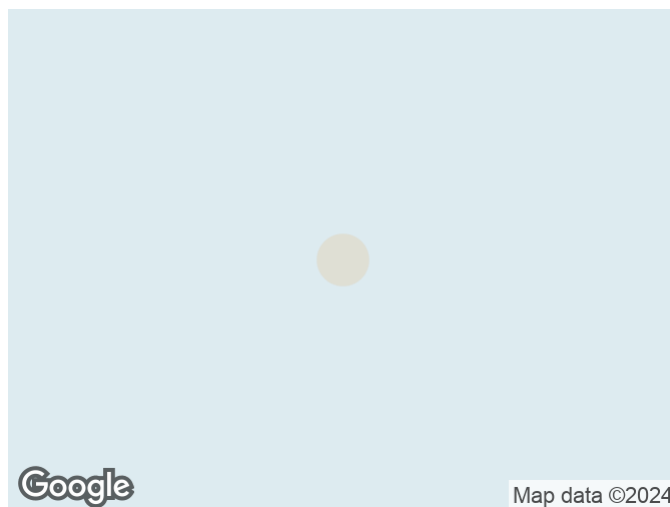
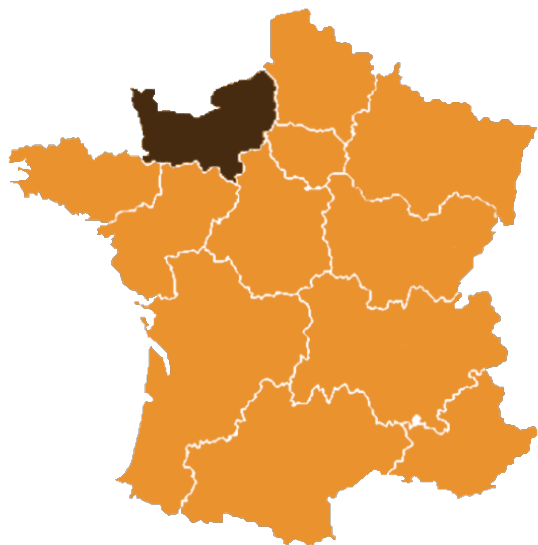
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€161,000

Key Information

Internal Area:	131 sqm
Land Area:	1 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**.

To see more great properties like this one, visit our daily updated website at **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