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## Countryside house for sale in Calvados - VIRTUAL TOUR

Landelles-et-Coupigny , Calvados , Normandy



# €150,000

inc. of agency fees

4 Beds      135 sqm      0.74 ha

Detached country house with nearly 2 acres This spacious detached house has no close neighbours and has a long private driving leading...

### At a Glance

**Reference** MFH-NORF01783  
**Bed** 4  
**Land** 0.74 ha

**Near to** Landelles-et-Coupigny  
**Pool** No

**Price** €150,000  
**Hab.Space** 135 sqm  
**Land Tax** N/A

### Property Description

Detached country house with nearly 2 acres

This spacious detached house has no close neighbours and has a long private driving leading to it. It is surrounded by its own land and fields. The property has had new insulation in the loft and an inset Pellet

burner within the last 10 years. It benefits from a large ground floor bedroom and a downstairs shower room.

It is situated in the village centre within 15 minutes drive from the main local town of Vire with all of its amenities, including cinema, open air market on a Friday, supermarkets, schools etc. and a mainline train station to Paris Montparnasse (approx. 2 1/2 hours away). The property is just 10 minutes from the A84 meaning that the port at Caen is easily under an hour with Cherbourg under 90 mins. The coast at Granville is about 50 minutes away. The forest of Saint Sever is within a 10 minute drive as is the 18 hole golf course and Lac de la Dathée.

here

## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Lounge/Dining Room** 5.52 x 5.29m Partly glazed door and window to south elevation. Tiled floor. 2 radiators. Fireplace with inset pellet burner. Stairs to first floor. Exposed beams.

**Bedroom 1** 5.40 x 3.40m Laminate flooring. Window to front elevation. Radiator.

**Inner Hall** Tiled floor. Window to rear elevation.

**Shower Room** 1.95 x 1.76m Vanity unit with mirror and light over. WC. Shower. Heated towel rail. Tiled floor. Extractor.

**Kitchen/Breakfast Room** 3.98 x 3.46m Window to front elevation. Radiator. Tiled floor. Range of matching base and wall units including display unit. Built-in oven. Recess for microwave. Built-in dishwasher. Sinks with mixer tap. 4 ring gas hob with extractor hood over.

**Utility Room** 5.42 x 2.67m Partly glazed door to front elevation. Hot water cylinder. Double sink unit with mixer tap. Space and plumbing for washing machine. Stairs to loft over.

**Loft Space** 6.55 x 6.18m Window to front elevation. Flooring.

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

**Landing** Laminate flooring. Window to rear elevation. Radiator.

**Cloakroom** Tiled floor. Convector. WC. Shelving.

**Bedroom 2** 4.27 x 3.55m Window to front elevation. Laminate flooring. Convector heater.

**Bedroom 3** 4.96 x 3.63m Window to front elevation. Laminate flooring. Convector heater. Recess for wardrobe.

**Bedroom 4** 3.58 x 3.44m Window to front elevation. Laminate flooring. 2 convector heaters.

**Bathroom** 2.49 x 1.76m Partly tiled walls. Obscure glazed window to rear elevation. Pedestal basin. Bidet. Bath with mixer tap/shower fitment.

#### **OUTSIDE :**

Attached **Store Room** 6.18 x 3.11m Window and door to front and rear elevations. Part concrete floor.

A long private drive leads to parking and turning area. The garden is laid to lawn with mature hedges and trees. Gravel seating area. Vegetable garden. Paddock with some apple trees and field shelter for a pony.

**Attached Garage** 6.11 x .28m PVC sliding door. Electric meter in cupboard.

#### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Drainage is to an all water septic tank which does not conform to regulations. Electric central heating and inset Pellet burner. Double glazed, PVC windows. Broadband internet connection.

#### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 600€ per annum

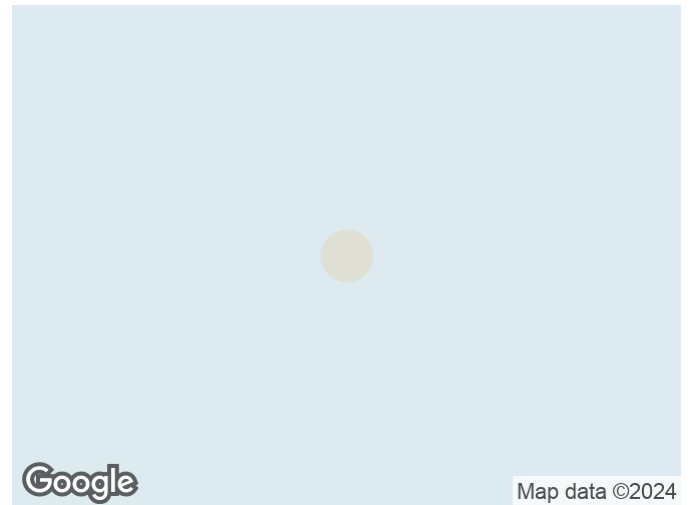
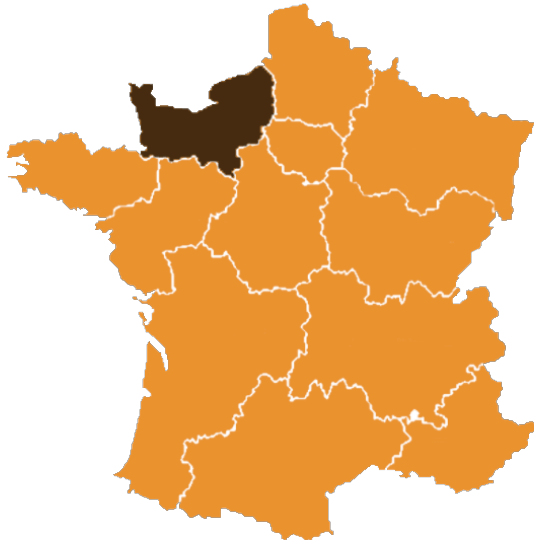
## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€150,000

## Key Information

Internal Area:	135 sqm
Land Area:	0.74 ha

## Location: Normandy



## Gallery













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