



Excellent 3 Bed House For Sale In Juvigny les Valleees Manche Normandy



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	https://esalesinternational.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 326,767.2

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Normandy
Διεύθυνση:	Impasse la Metairie REFFUVEILLE Normandy France.
Ταχυδρομικός κωδικός:	50520
Δημοσιεύθηκε:	16/06/2025
Περιγραφή:	Excellent 3 Bed House For Sale In Juvigny les Valleees Manche Normandy France

Esales Property ID: es5554651

Property Location

4 Impasse la Metairie

50520 REFFUVEILLE

Normandy

France.



Property Details

Idyllic Modern Home with Stunning Views in Juvigny les Vallées, Normandy

Escape to the serene beauty of the Manche countryside with this exceptional, fully detached 3-bedroom property in Juvigny les Vallées, Normandy. Priced at €277,500, this modern and energy-efficient home offers an impressive 234m² of habitable space, all meticulously maintained and presented in excellent condition. With its contemporary construction, double glazing, and efficient heating systems, this residence combines the charm of rural French living with the comforts of a modern home, making it an ideal choice for a family, a tranquil retreat, or a vibrant base for exploring Normandy.

A Home Designed for Comfort and Views

Nestled within a peaceful rural hamlet, this property boasts picturesque views across the rolling countryside, providing a sense of tranquility and privacy. The generous plot of 1283m² includes a beautifully maintained, manageable garden, creating a perfect outdoor sanctuary. The property's strategic location ensures convenience, being just a 10-minute drive from a popular market town and within easy reach of the larger towns of St Hilaire, Brécey, and Mortain. For those travelling to and from the UK, the ferry port at Caen is also easily accessible, approximately an 80-minute drive away.

This home is designed for comfortable living, featuring a spacious layout that caters to both family life and entertaining. The energy-efficient design, coupled with gas central heating and a charming wood-burning stove, ensures warmth and cost-effectiveness throughout the year.

Spacious and Thoughtful Layout

The property's generous 234m² of habitable space is thoughtfully distributed across two floors, maximizing both comfort and functionality.

Ground Floor: Welcoming and Functional Living Spaces

Upon entering, you are greeted by an Entrance Porch (4.30 x 1.40m) with a durable tiled floor. This bright and inviting space benefits from a door and two windows to the front elevation, along with windows to the east and west, ensuring ample natural light. Inset spotlights and a radiator complete this practical entry point.

The heart of the home is the Open Plan Kitchen/Dining Room (5.93 x 4.53m). This contemporary space features a stylish tiled floor and windows to both the front and rear, offering lovely views. A central island with a sleek granite worktop provides ample preparation space, complementing a range of matching base units. The kitchen is fully equipped with integrated appliances, including a built-in oven, a microwave/combi oven, and a 4-ring halogen hob with an extractor hood overhead. There's also generous space for a free-standing fridge/freezer. Inset spotlights, exposed beams, two radiators, and a central heating thermostat add to the comfort and ambiance of this central hub.

Adjacent to the kitchen, the expansive Living Room (9.11 x 5.97m) serves as a true sanctuary. Flooded



with natural light from two front windows, a west-facing window, and two rear windows, this room features a consistent tiled floor and two radiators. Inset spotlights create a warm atmosphere, while the focal point is a cozy wood-burning stove, perfect for chilly evenings. A partly glazed door leads back to the entrance porch. Stairs to the first floor are conveniently located here, with a practical storage cupboard underneath.

For added convenience, the ground floor includes a well-appointed Utility Room (2.60 x 2.28m). This practical space features a tiled floor, a glazed door to the rear elevation, and a wall-mounted gas-fired boiler. It is equipped with sinks and a mixer tap, base units, worktops, and plumbing for a washing machine, along with a vent for a dryer and electrical points. A built-in cupboard and a radiator add to its functionality.

A separate Cloakroom is provided with a window to the east, a vanity basin, a vent, a WC, a radiator, and a tiled floor.

The Shower Room (2.60 x 2.30m) on the ground floor offers a modern tiled floor, a front-facing window, inset spotlights, a spacious shower, a heated towel rail, a vanity basin, and a vent.

Finally, a delightful Conservatory (6.05 x 3.41m) extends the living space, offering a bright and versatile area. With a convector heater, tiled floor, and sliding patio doors, it provides a perfect spot to enjoy the garden views year-round.

First Floor: Private Retreats and Flexible Spaces

The first floor is accessed via stairs from the living room, leading up to a bright and adaptable Mezzanine/Study Area (5.86 x 4.37m). This space features a hatch to the loft, a window to the front elevation, and comfortable laminate flooring, making it ideal for a home office, reading nook, or additional lounge area.

The Master Bedroom (5.94 x 3.73m & 2.81m) is a luxurious retreat, offering ample space and light with windows to both the front and rear elevations. A highlight is the large glazed double doors opening onto a 'Juliette' balcony, perfect for enjoying the fresh air and views. Inset spotlights, laminate flooring, two radiators, and generous built-in wardrobes complete this elegant room.

The En-Suite Bathroom for the master bedroom is well-appointed, featuring a Velux window to the front, a tiled floor, a vanity basin, a WC, a bath with a mixer tap/shower fitment, a separate shower, a heated towel rail, inset spotlights, and an extractor fan.

Bedroom 2 (5.40 x 2.70m) is a comfortable space with a window to the rear elevation, laminate flooring, a radiator, a sloping ceiling, and inset spotlights, creating a cozy atmosphere.

Bedroom 3 (5.97 x 4.96m max) is another spacious double bedroom, benefiting from windows to the south, north, and two to the west elevations, ensuring plenty of natural light. It features laminate flooring, two radiators, and inset spotlights.



The Family Bathroom (2.55 x 2.23m) on this floor serves the additional bedrooms. It includes a Velux window to the front, a WC, a tiled floor, a heated towel rail, a vanity basin, a shower, inset spotlights, an extractor fan, and a sloping ceiling.

Exterior and Additional Features

The property's exterior is equally impressive, offering practical amenities and charming outdoor spaces.

- * Access and Parking: Double wooden gates provide secure access to a gravel drive, leading to ample parking and a turning area, making it convenient for multiple vehicles.
- * Detached Garage: A substantial Detached Garage (8.36 x 7.02m) is a significant asset. Constructed from block and timber, it features sliding doors and a pedestrian door to the front, a durable concrete floor, and benefits from both power and light. Stairs lead to a first-floor storage area with Velux windows to the east and west, offering fantastic potential for a workshop, studio, or additional storage. An outside tap is also available.
- * Garden and Patios: The garden is primarily laid to lawn, securely fenced with mature hedges and trees, providing privacy and a pleasant green outlook. Two inviting patio areas to the rear of the property offer perfect spots for outdoor dining, entertaining, or simply relaxing and enjoying the tranquil surroundings.

At a Glance: Key Property Details

This property combines modern living with a desirable rural location, offering a comprehensive package for potential buyers.

- * Bedrooms: 3
- * Bathrooms: 3 (including 1 en-suite and 1 shower room, plus a separate cloakroom)
- * Receptions: 1 (Spacious Living Room, plus Mezzanine/Study Area and Conservatory)
- * Habitable Space: 234m² – generous and well-distributed living area.
- * Plot Size: 1283m² – manageable garden with good outdoor space.
- * Drainage: All water septic tank – ensuring efficient waste management.
- * DPE Rating: C – indicative of good energy efficiency for the region.
- * Taxe Foncière: 1100 Euros per annum – a reasonable annual property tax.
- * Broadband: Yes, available – essential for modern living and remote work.
- * Heating: Gas central heating, complemented by a wood-burning stove for cozy warmth.
- * Distance to Shops: Approximately 10 minutes – easy access to local amenities and a market town.
- * Distance to Coast: Approximately 45 minutes – ideal for day trips to the beautiful Normandy coastline.
- * Distance to Ferry Port (Caen): Approximately 80 minutes – convenient for international travel.

Don't miss the chance to make this delightful Norman home your own. Contact us today to arrange a viewing.

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ABOUT THE AREA



Juvigny les Vallées, nestled in the picturesque department of Manche in Normandy, France, offers a tranquil rural escape with excellent access to both natural beauty and historical treasures. This charming commune, formed from a merger of several smaller villages, embodies the authentic Norman countryside, characterized by rolling green hills, bocage landscapes, and meandering rivers. It's an ideal base for those seeking a peaceful lifestyle while remaining connected to vibrant market towns and significant regional attractions, benefiting from the relaxed pace of French rural life.

The area around Juvigny les Vallées provides a wealth of activities for all interests. For nature lovers, numerous hiking and cycling trails crisscross the verdant landscape, including sections of the famous GR22 long-distance footpath, offering opportunities to explore the preserved fauna and flora. Local natural wonders like La Grande Cascade (waterfall) near Mortain offer scenic spots for picnics and leisurely afternoons. Family-friendly attractions such as 'Le Village Enchanté' in Bellefontaine, an amusement park with fairy tale themes, and the Ange Michel Amusement Park provide entertainment for children. History enthusiasts can explore nearby towns like Mortain with its historic chapels, or venture further to the iconic Mont Saint-Michel, a UNESCO World Heritage site and one of France's most breathtaking medieval wonders.

Beyond its immediate surroundings, Juvigny les Vallées serves as a convenient gateway to broader Norman experiences. The historic D-Day Landing Beaches, offering poignant insights into World War II history, are accessible for day trips. The charming coastal towns of the west coast, known for their sandy beaches and fresh seafood, are about 45 minutes away. Cultural highlights include the medieval town of Domfront, the copper town of Villedieu-les-Poêles with its artisanal heritage, and the botanical gardens of Avranches. The region is also renowned for its culinary delights, from local ciders and Calvados to traditional Norman dishes available at local markets and restaurants.

For international travelers, Juvigny les Vallées is well-connected to several airports. The nearest major airports offering international connections include Caen – Carpiquet Airport (CFR), approximately 68 km (42 miles) away, and Dinard – Pleurtuit – Saint-Malo Airport (DNR), roughly 78 km (48 miles) distant. Rennes – Saint-Jacques Airport (RNS), about 87 km (54 miles) away, also provides a good range of flights. For those preferring to travel by sea, the ferry port at Caen (Ouistreham) is about 80 minutes away, offering routes to the UK. These transport links make Juvigny les Vallées an accessible and desirable location for both permanent residence and holiday homes.

MAiN FEATURES:

- * 234m2 of living space
- * 1283m2 plot
- * 3 Bedrooms
- * 3 Bathroom
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France



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- * Many excellent sports facilities, walking and cycling areas nearby
 - * Rental Potential through Airbnb and Booking.com

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Κατάσταση: Excellent

Κοινά

Κρεβατοκάμαρες: 3
Μπάνια: 3
Τελειωμένα τετραγωνικά πόδια: 234 τ.μ

Utility details

Heating: Ναι

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.186.059

