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Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€250,000

inc. of agency fees

4 Beds 2 Baths 183 sqm 0.53 ha

Detached house with room to extend into adjoining barn and over 1.25 acres with outbuildings This house is situated in a rural hamlet...

At a Glance

Reference	MFH-NORF01851	Near to	Sourdeval	Price	€250,000
Bed	4	Bath	2	Hab.Space	183 sqm
Land	0.53 ha	Pool	No	Land Tax	N/A

Property Description

Detached house with room to extend into adjoining barn and over 1.25 acres with outbuildings

This house is situated in a rural hamlet in an elevated position. Over the past 14 years it has been improved by the present owners including a new roof on the house and adjoining barn, and garage. It now offers

spacious accommodation with the possibility of doubling the habitable space or creating an attached gîte or annexe. There is a large detached barn giving plenty of storage space, and space for a caravan or Motor Home and/or several cars.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, and close to the thriving market town of Sourdeval. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest.

here

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Entrance Hall 4.69 x 2.92m Partly glazed double doors to front elevation. Stairs to first floor. Tiled floor. Built-in cupboard housing electrics. Door to workshop.

Cloakroom Tiled floor. Window to rear elevation. Heated electric towel rail. Pedestal basin. WC.

Lounge 6.04 x 5.24m Window and partly glazed "stable" door and side panel to front and window to rear elevations. Exposed beams. Tiled floor. Granite fireplace with woodburner.

Kitchen 4.04 x 3.09m Window to wet elevation. Range of matching base and wall units. Stainless steel sinks with mixer tap. Worktops and tiled splashback. Space and plumbing for dishwasher. Built-in oven and 4-rng gas hob with extractor over. Space for free-standing fridge/freezer. Convector heater. Telephone socket.

Dining Room 4.07 x 3.06m Window to front elevation. Tiled floor. Exposed stone wall. Ceiling rose.

On the First Floor -

Mezzanine/Occasional Bedroom 6.71 x 3.09m Velux window to front and window to rear elevations. Sloping ceiling.

Landing Wood flooring. Convector heater. Window to rear elevation.

Bedroom 1 4.89 x 4.61m Window and Velux window to front elevation. Exposed chimney breast. Wood flooring. Recess with hanging rail and shelving. Convector heater.

Bedroom 2 4.06 x 3.13m Window and Velux window to front elevation. Convector heater.

Bathroom 3.45 x 2.79m Tiled floor and partly tiled walls. Window to rear elevation. WC. Large shower. Pedestal basin. Bath with mixer tap/shower fitment. Convector heater. Heated towel rail. Extractor.

Second Landing Velux window to rear elevation. Built-in cupboard (could be broken through to extend into the attached house).

Bedroom 4 5.13 x 5.04m Window and Velux window to front elevation. Exposed stone wall. (New paint - not damp).

OUTSIDE :

Attached House with steel sheet roof. Divided into:

Old Stable 6.43 x 4.18m Window and door to front and window to rear elevations. Concrete floor. Poer and light. Stairs to:

Loft 10.09 x 7.11m Window to rear and window and 3 Velux windows to front elevations. Flooring.

Ground Floor Attached Old House 6.26 x 5.24m Granite fireplace with woodburner. Window and door to front elevation.

Double metal gates lead to the **garden** which is laid to lawn with mature hedges, trees and shrubs.

Concrete patio area. Small pond. Walled gravel seating area. Several gates.

Paddock.

Concrete hardstanding area. Rockery.

Large concrete yard with greenhouse.

Enclosed area with **above-ground swimming pool.**

Utility Room (attached to the main house) 4.19 x 3.24m Ho water cylinder. Partly glazed door to front and rear elevations. Tiled floor. Base units. Ceramic sink with mixer tap. Space for washing machine.

Shower Room Shower. WC. Hand basin. Tiled floor.

Large Stone Barn 11.89 x 5.82m Window and pedestrian door to rear and double wooden doors to front elevations. Gravel floor.

Attached Garage 9.02 x 8.50m Gravel floor. Double doors to front and rear elevations. Power and light. (suitable for caravan). Tap.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Fibre optic broadband is available. Drainage to an all water septic tank. Heating is provided by individual electric radiators and a wood burner. Hot water cylinder. Double glazed, wooden windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx 960€ per annum

Taxe d'habitation : 833€ per annum (Means tested)

Asking price : 250,000€ including Agency fees of 16,000. In addition the buyer will need to pay the Notaire's fee of 18,100€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 2 620€ and 3 544€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Ref : SIF – 001851

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€250,000

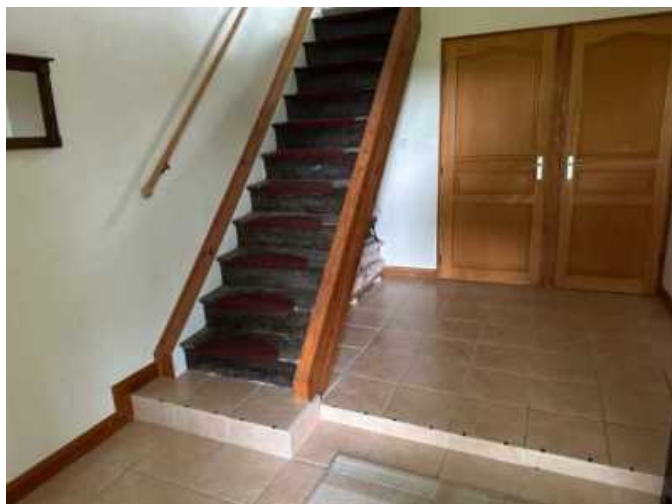
Key Information

Internal Area:	183 sqm
Land Area:	0.53 ha

Location: Normandy



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C. BAUER – Sunday Times

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