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## Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €220,000

inc. of agency fees

3 Beds 3 Baths 143 sqm 0.48 ha

Attractive detached house sitting in over an acre of pretty landscaped gardens just a 10 minute drive from all the amenities of Sourdeval...

### At a Glance

<b>Reference</b>	MFH-NORF01917	<b>Near to</b>	Sourdeval	<b>Price</b>	€220,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	143 sqm
<b>Land</b>	0.48 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Attractive detached house sitting in over an acre of pretty landscaped gardens just a 10 minute drive from all the amenities of Sourdeval

This property is believed to have been built in 1917 and it has been completely modernised to offer spacious family accommodation in a lovely surrounding at the end of a no through road. It offers further potential to create a downstairs bedroom by extending into the attached barn and spacious and versatile accommodation. A particular feature of the property is the well stocked garden and surrounding views.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, near the small town of Ger with basic amenities and approximately 5 1/2 km from Sourdeval, the nearest town. 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 -**

**Lounge** 5.77 x 5.39m Partly glazed door and window to front elevation. Painted wood flooring. 2 radiators. Cupboard housing electrics. Granite fireplace with woodburner. Exposed stone wall and beams. Stairs to first floor.

**Cloakroom** Window to rear elevation. Hot water cylinder. Electric radiator. WC. Hand basin. Cupboard. Painted wood flooring. exposed beams.

**Utility Room** 3.68 x 1.79m Stainless steel sink with mixer tap. Range of matching base and wall units. Worktops with tiled splashback. Space and plumbing for washing machine and space for tumble dryer. Radiator. Painted wood flooring. Extractor. Exposed beams. Window to front elevation.

**Kitchen/Dining Room** 5.95 x 5.65m 2 windows to rear, window and glazed double doors to front elevation and decking area. **Stairs to first floor.** Laminate flooring. Range of matching base and wall units. Space for free-standing fridge/freezer. Built-in oven and 4-ring gas hob with extractor hood over. Space and plumbing for dishwasher. Worktops and tiled splashback

#### **On the First Floor - via stairs from the kitchen/dining room**

**Master Bedroom** 5.96 x 3.55m Window and 2 Velux windows to front elevation. Inset spotlights. Laminate flooring. 2 radiators. Sloping ceiling. Exposed beams.

#### **"His & Her" Bathrooms:**

**"His"** 2.01 x 1.87m Large walk-in shower. Heated towel rail. Vanity unit. Inset spotlights. Extractor. Velux window to rear elevation.

#### **Walk-in wardrobe.**

**"Hers"** 2.04 x 2.01m Velux window to rear elevation. Heated towel rail. Large walk-in shower. Vanity unit. Extractor. Inset spotlights.

#### **On the First Floor - via stairs from the lounge**

**Landing** Exposed beam. Painted wood floor.

**Bedroom 2** 5.67 x 3.61m Window to front and rear elevations. Exposed "A" frame and stone wall. 2 radiators. Painted wood floor.

**Bedroom 3** 3.69 x 2.64m Window to front elevation. Exposed "A" frame. Radiator. Painted wood floor.

**Family Bathroom** 2.97 x 1.89m Painted wood floor. Window to rear elevation. WC. Pedestal basin. Exposed "A" frame. Radiator. Extractor. Bath with tiled surround, mixer tap/shower fitment and screen.

#### **OUTSIDE :**

**Attached Open-Fronted Barn** 6.68 x 3.32m

Double **wooden gates** lead to a **gravel drive with parking** and turning area.

**Delightful garden** laid to lawn with mature trees and shrubs and flower borders. Well.

**Greenhouse with raised vegetable beds.**

**Large decking area** to the front of the property. Outside lights.

**Wooden Garden Shed** on concrete base 2.44 x 2.41m.

**Seating area.** Outside tap.

**Semi-detached Barn** 6.79 x 4.95m Constructed of stone under a corrugated iron roof (old house used for storage). Granite fireplace. Window, pedestrian door and large opening to

front elevation.

#### **ADDITIONAL INFORMATION :**

Mains water, electricity, telephone and fibre optic broadband are connected. Heating is provided via individually programmable inertia electric radiators and a wood burner. Hot water via an electric cylinder tank. Double glazed PVC windows, some fitted with mosquito screens. Drainage is to an all water septic tank.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1,072€ per annum

Taxe d'habitation : € per annum

**Asking price : 220,000€ including Agency fees of 14,000€. In addition the purchaser will have to pay the Notaire's fee of 16,100€**

**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 2 120€ and 2 868€ 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 environmental risks to which this property is exposed is available with us

or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**SIF - 001917**

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€220,000

## Key Information

Internal Area:	143 sqm
Land Area:	0.48 ha

## Location: Normandy



## Gallery













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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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