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## Farmhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €171,500

inc. of agency fees

2 Beds 1 Baths 84 sqm 0.52 ha

Attractive country house with attached house to renovate sitting in over an acre of land This property is believed to have been built...

### At a Glance

<b>Reference</b>	MFH-NORF01921	<b>Near to</b>	Sourdeval	<b>Price</b>	€171,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	84 sqm
<b>Land</b>	0.52 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Attractive country house with attached house to renovate sitting in over an acre of land

This property is believed to have been built in 1921 and was probably a pair of semi-detached houses. The main house has been renovated and there is a blocked up door to connect the two properties , which could be re-opened if required. It could be used as a house and gîte or for larger family accommodation. It is in a quiet rural hamlet with a view over its garden, paddock and woodland.

The house is situated in the southwest of Normandy, near the borders of Manche and Calvados, a short 6 minute drive into 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 IN THE MAIN HOUSE COMPRISES:**

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

**Lounge** 5.80 x 5.00m Granite fireplace with woodburner. Door and window to south elevation. Laminate flooring Electric radiator. Stairs to first floor.

**Kitchen** 3.48 x 2.25m Window to south elevation. Tiled floor. Electric towel rail. Induction hob with extractor hood over. Sink with mixer tap. Worktops and tiled splashback.

**Cloakroom** Window. Tiled floor. Vanity unit. Electric radiator. WC. Space and plumbing for washing machine.

**On the First Floor -**

**Landing** Exposed stone wall. Velux window to north elevation. Laminate flooring. Electric radiator. Fuse board.

**Bedroom 1** 4.10 x 3.95m Wood flooring. Window to south elevation. Exposed stone wall.

**Bedroom 2** 3.92 x 3.80m Wood flooring. Window to south elevation. Exposed stone wall.

**Shower Room** 1.64 x 1.33m Velux window to north elevation. Electric radiator. Shower. WC. Vanity unit. Cupboard housing hot water cylinder.

THE ACCOMMODATION IN THE ATTACHED HOUSE COMPRISES :

**On the Ground Floor -**

**Room 1** 7.36 x 5.56m Part concrete and part gravel floor. Window and pedestrian door to south elevation. Granite fireplace. Stairs to first floor. Water and power supply.

**On the First Floor -**

**Mezzanine** 8.04 x 4.30m Exposed stone floor and beams. 2 windows to south and 2 windows to north elevations. Granite fireplace. Stairs to second floor.

**On the Second Floor -**

**Room 1** 4.63 x 3.32m Velux window to south. Wood flooring.

**Room 2** 4.32 x 2.48m Wood flooring. Velux window to south elevation.

**OUTSIDE :**

**Attached Garage** 6.1 x 4.05m Constructed of block under a sheet metal roof. Concrete floor. Power available.

**Attached Wood Shed** 6.04 x 2.72m Constructed of timber under a roof of sheet metal. Door to north and south elevations. Automatic light. Earth floor.

**Detached Store Room** 3.80 x 2.40m Earth floor.

**Detached Building** 5.71 x 4.50m (suitable as garage for small car) Metal sliding door.

**Attached open-fronted wood store.**

**2 separate gates** (east and west of house) give access to the **gravel drive**. **Small parking area.**

The **garden** is mainly to the sides and rear of the property and laid to lawn with trees, shrubs and flower borders.

**ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Fibre optic broadband is available. Drainage is to an all water septic tank. Heating is provided to individual electric radiators via warm air circulation from a wood burner. Electric hot water cylinder. Double glazed wood framed windows.

**FINANCIAL DETAILS :**

Taxes Foncières : Approx 463€ per annum

Taxe d'habitation : Means tested

**Asking price : 171,500€ including Agency fees of 11,500€. In addition the buyer will pay the Notaire's fee of 13,000€**

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 1 300€ and 1 810€ 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)

A full energy report has been carried out on this property – please ask us if you would like to see the report.

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

**Ref : SIF – 001921**

## Summary

Property type:	Farmhouse
Bedrooms:	2
Bathrooms	1
Price	€171,500

## Key Information

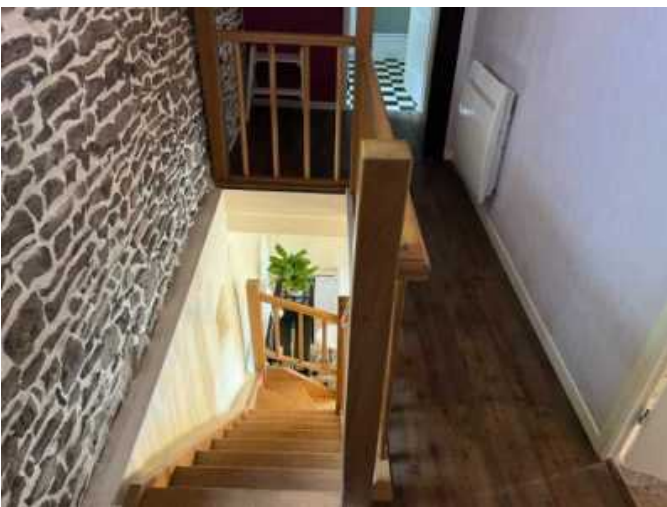
Internal Area:	84 sqm
Land Area:	0.52 ha

## Location: Normandy



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**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**



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