

[Click to view MFH-NORF01933](#)

## Countryside house for sale in Manche - VIRTUAL TOUR

**Sourdeval , Manche , Normandy**



**€150,500**

**inc. of agency fees**

**3 Beds   2 Baths   144 sqm   0.49 ha**

Country house with separate house to renovate in a garden of over an acre with lovely views. 5 minute drive from Sourdeval. This house...

### At a Glance

<b>Reference</b>	MFH-NORF01933	<b>Near to</b>	Sourdeval	<b>Price</b>	€150,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	144 sqm
<b>Land</b>	0.49 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Country house with separate house to renovate in a garden of over an acre with lovely views.  
5 minute drive from Sourdeval.

This house has been renovated over the last 22 years by the present owners and offers comfortable accommodation over three floors. There is a separate old stone house to renovate and a barn. The views to the front of the property look out over surrounding fields. It is on the outskirts of a small village. Viewing is recommended.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, a short 5 minute drive to the 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 -**

**Lounge/Dining Room** 7.50 x 5.97m Glazed double doors and side panels and 2 windows to south elevation. Laminate flooring. Exposed beams. Fireplace with woodburner. Exposed stone wall. Stairs to first floor with cupboard under.

**Kitchen** 5.94 x 2.96m (min) Exposed stone wall,. 2 windows to front and partly glazed "stable" door and side panel to east elevations. Range of matching base and wall-mounted

units. Space for under-counter fridge. Space for upright fridge/freezer. Space for free-standing cooker. Space and plumbing for dishwasher. Double sink with mixer tap. Worktops and tiled splashback.

**Shower Room** 3.89 x 1.41m Heated electric towel rail. Space and plumbing for washing machine. Partly tiled walls. WC. Pedestal basin. Shower.

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

**Landing** Window to rear elevation. Stairs to second floor.

**Master Bedroom** 5.94 x 5.30m Window to south and 2 windows to west elevations. Exposed "A" frame and stone walls. Walk-in wardrobe.

**Bedroom 2** 4.70 x 3.73m Small window. Exposed stone wall. Walk-in wardrobe.

**Bathroom** 2.75 x 2.11m Bath with mixer tap/shower fitment and tiled surround. Heated towel rail. Pedestal basin. WC. Part wood-panelled walls. Built-in cupboard.

### **On the Second Floor -**

**Bedroom 3** 5.92 x 3.09m Window to east and Velux window to south elevations. Sloping ceiling. Exposed "A" frame with low cross beam.

### **OUTSIDE :**

A long drive slopes down to a parking area.

Gravel patio area to the front of the house. Metal shed. Outside tap.

**Detached Old House** - Door and window to the front elevation. Fireplace. Loft over.

**Detached Stone Outbuilding** 8.00 x 6.00m (overall) Open-fronted storage area and 2 small attached stables.

The garden is laid to lawn with mature trees and shrubs.

#### **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 via a wood burner and hot water via an electric cylinder tank. Wood framed double glazed windows.

#### **FINANCIAL DETAILS :**

Taxes Foncières : Approx 128€ per annum (discounted)

Taxe d'habitation : Means tested

**Asking price : 150,500€ including Agency fees of 10,500€. In addition the buyer will pay the Notaire's fee of 11,600€**

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 2 691€ and 3 641€ 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

**Ref : SIF – 001933**

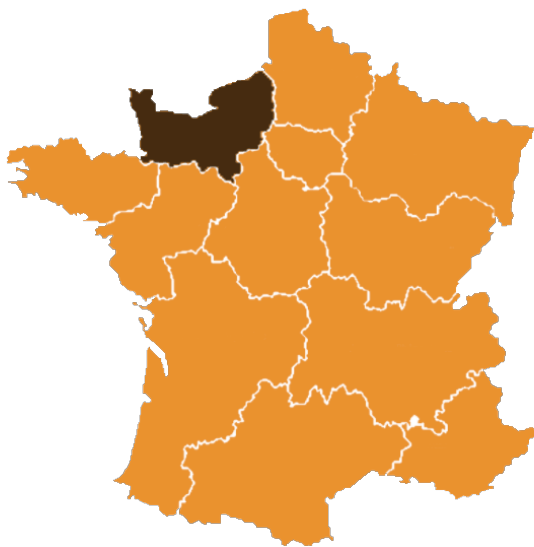
### Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€150,500

### Key Information

Internal Area:	144 sqm
Land Area:	0.49 ha

### Location: Normandy





## Gallery

















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved