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## 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

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



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