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## Townhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €161,000

inc. of agency fees

3 Beds   2 Baths   113.5 sqm   0.09 ha

Detached house with garden and garage in lively Town within a short walk of all amenities. The property benefits from spacious accommodation...

### At a Glance

<b>Reference</b>	MFH-NORF01952	<b>Near to</b>	Sourdeval	<b>Price</b>	€161,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	113.5 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Detached house with garden and garage in lively Town within a short walk of all amenities.

The property benefits from spacious accommodation with room to extend into the loft over the garage, subject to planning. It has a recently fitted kitchen and a downstairs bedroom and shower. The enclosed

garden has been landscaped and there is a large decking area, ornamental ponds and well stocked flower and shrub borders. Viewing is recommended.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, in Sourdeval. The town offers every amenity including three 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.

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### **THE ACCOMMODATION COMPRISES :**

#### **On the ground floor -**

**Entrance Hall** 4.46 x 1.74m Half glazed door to front and window to south elevations. Radiator. Tiled floor. Telephone socket. Stairs to first floor. Door to basement (blocked). Electrics. Partly glazed double doors to Dining Room.

**Cloakroom** Tiled floor. Radiator. Obscure glazed window to rear elevation. Hand basin. WC. Extractor.

**Dining Room** 4.76 x 3.70m Window to front elevation. Radiator. Wood flooring. Open serving hatch to kitchen. Arch to -

**Lounge** 3.84 x 3.21m Window to front elevation. Radiator.

**Kitchen** 4.91 x 2.23m Recently fitted range of matching base and wall units. 1 1/4 sink with mixer tap. 5 ring gas hob with extractor over. Radiator. Space for free standing fridge/freezer. Window to rear elevation. Extractor. Built in oven and microwave. Glass shelving.

**Rear hall/study area** : 2.64 (max) x 2.62m (min) Cupboard housing wall mounted boiler. 2 radiators. Glazed double doors opening onto decking and rear garden. Fuseboard. Door to stairs to **loft** with window to the north elevation. Hot water cylinder (currently used for storage but ideal for creating another 2 bedrooms and bathroom if required). Part glazed door to rear garden. Door to garage.

**Bedroom 1** 3.64 x 3.45m Window to the front elevation. Laminate floor. Radiator. Vanity unit. Heated towel rail. Shower.

**Cloakroom** Toilet. Hand basin. Extractor.

## **On the First Floor -**

**Landing** Radiator. Wood flooring. Window to rear elevation. Hatch to loft.

**Bedroom 2** 4.98 x 3.03m Built-in cupboard. Radiator. Wood flooring. Window to rear elevation.

**Bedroom 3** 4.98 x 3.26m Window to front elevation. Wood flooring. Radiator. Built-in cupboard. Telephone socket.

**Shower Room** 1.68 x 1.68m Window to front elevation. Corner shower unit. Hand basin. Radiator. Tiled floor and walls.

**Cloakroom** WC.

## **OUTSIDE :**

Tarmac parking area leading to -

Attached **Garage** 6.01 x 3.51m Window to rear elevation. Electrically operated pvc up and over garage door to front elevation. Space and plumbing for washing machine.

Fully enclosed, landscaped garden laid to lawn with flower and shrub borders. Ornamental ponds. Large decking area. Outside tap. Timber garden shed. **Partial basement** 5.92 x 4.39m Approached via external stairs.

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity. Mains drainage. Heat exchange unit and electric boiler provide central heating. Fibre optic internet connection. Double glazed pvc windows with roller shutters on the ground floor (some electrically operated).

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. € per annum

Taxe d'habitation : € per annum

Asking price :161,000€ including Agency fees of 11,000€. In addition the purchaser will have to pay the Notaire's fee of 12,300€

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 approximately 1 830€ to 2 530€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 )

Property Ref : SIF - 001952

## Summary

Property type:	Town house
Bedrooms:	3
Bathrooms	2
Price	€161,000

## Key Information

Internal Area:	113.5 sqm
Land Area:	0.09 ha

## Location: Normandy



## Gallery















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**C. BAUER – Sunday Times**

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