

[Click to view MFH-NORF01952](#)

Townhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€150,000

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

Reference MFH-NORF01952

Bed 3

Land 0.09 ha

Near to Sourdeval

Bath 2

Pool No

Price €150,000

Hab.Space 113.5 sqm

Land Tax 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.

here

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 : 150,000€ including Agency fees of 10,000€. In addition the purchaser will have to 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 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 (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	€150,000

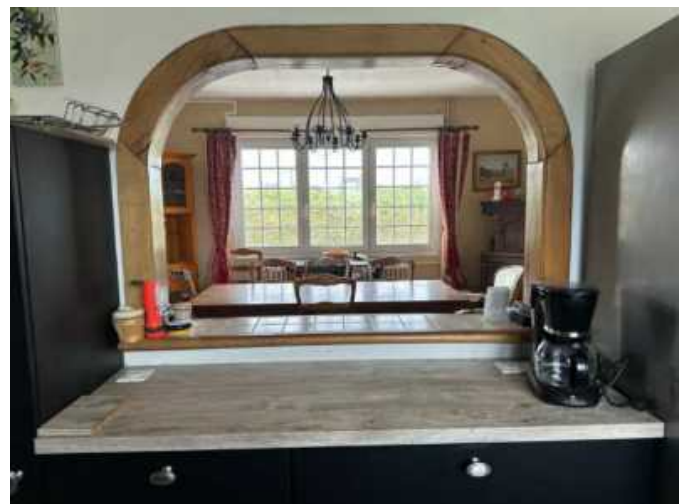
Key Information

Internal Area:	113.5 sqm
Land Area:	0.09 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.

To see more great properties like this one, visit our daily updated website at 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