Click to view MFH-NORF01980

# Countryside house for sale in Manche -**VIRTUAL TOUR**

Sourdeval, Manche, Normandy



€161,000

inc. of agency fees

**4** Beds 2 Baths 175 sqm 0.23 ha

Detached house with annexe and half an acre This house is situated in quiet rural hamlet. Over the last 13 years the owners have...

€161,000

Hab.Space 175 sqm

Price

#### At a Glance

Reference MFH-NORF01980 Near to Sourdeval

Bed Bath

Land 0.23 ha

Pool Land Tax N/A No

### **Property Description**

Detached house with annexe and half an acre

This house is situated in quiet rural hamlet. Over the last 13 years the owners have

considerably upgraded the main property which has been re-wired, the bathrooms have been

replaced and had new plumbing, new floors and walls and new insulation. The woodburner

has had a new flue liner, new laminate flooring has been fitted and the house has been re-

decorated. There is an internal connecting door to the attached gite which is used for storage

at present. It requires re-decorating and could be used as an extension to the existing

accommodation or as a self-contained gîte or annex.

It is situated a 5 minute drive from the bustling market town of Sourdeval with bars,

restaurants and shops. Extensive recreational facilities can be found nearby including local

waterfalls and walking clubs, canoeing and outdoor sports. The beaches on the west coast are

an hour's drive away and it is approximately 80 minutes drive from the port of Caen and an

hour and forty minutes from Cherbourg. Normandy landing beaches are easily accessible.

Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability

for non members. Sports centre with pool and slides, Go Karting and board park less than 15

minutes. The nearest train station is at Vire (8 miles) from where you can take a fast train to

Paris.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

**Entrance** Partly glazed door to front elevation. Tiled floor.

**Lounge** 5.60 x 4.96m Granite fireplace with raised hearth and woodburner. Window to

front and rear elevations. Stairs to first floor with cupboards under, one housing the hot water cylinder. Laminate flooring. Exposed beams. Display recesses.

**Kitchen/Dining Room** 5.53 x 3.78m 2 windows to front and 1 window to rear elevations. Laminate flooring. Breakfast bar. Space for upright fridge/freezer. Double ceramic sink with mixer tap. Worktops and tiled splashback. Base and wall units. Inset spotlights. Built-in oven and induction hob with extractor over. Door to attached Gite.

#### On the First Floor -

**Landing** Window to front elevation. Laminate flooring. Sloping ceiling. Hatch to loft space.

**Bedroom 1** 4.90 x 4.13m Velux window to south and north elevations. Exposed stone chimney breast. Laminate flooring. Sloping ceiling. Door to:

**Cloakroom** Sloping ceiling. Heated towel rail. Vanity unit. WC. Tiled floor and partly tiled walls.

**Bedroom 2** 2.93 x 2.64m Velux window to front elevation. Sloping ceiling. Laminate flooring.

**Shower Room** 2.91 x 206m Velux window to rear elevation. Sloping ceiling. Heated towel rail. Shower. Inset spotlights. Extractor.

**Cloakroom** Sloping ceiling. WC. Vanity unit. Heated towel rail. Tiled floor and partly tiled walls.

### THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES:

#### On the Ground Floor -

**Open-plan Lounge/Dining Room/Kitchen** 7.20 x 5.91m Partly glazed "stable" door and 2 windows to front elevation. Granite fireplace with woodburner. Stairs to first floor. Base units. Partly tiled walls to kitchen area. Stainless steel sink unit with mixer tap. Hot water cylinder. Glazed double doors to:

**Garden Room** 3.17 x 3.15m Glazed double doors and 2 windows to east, and 3 windows to north elevations. Tiled floor.

On the First Floor -

Landing Laminate flooring.

**Study/Bedroom 1** 2.81 x 2.00m Laminate flooring. Window to east elevation. Hatch to loft. Sloping ceiling.

**Bedroom 2** 3.68 x 3.29m Wiubdow to east elevation. Sloping ceiling. Exposed beams and stone.

**Bedroom 3** 4.17 x 3.85m Window to south elevation. Sloping ceiling. Laminate flooring.

**Bathroom** 3.59 x 1.72m (max) Window to north elevation. Sloping ceiling. Exposed stone wall. WC. Pedestal basin. Bath with tiled surround, mixer tap/shower fitment, and screen.

#### **OUTSIDE:**

The driveway leads to the side of the house and the **Detached Garage** 6.25 x 3.78m Block walls. Sliding wooden doors to front and window to east elevations. Concrete floor. Pedestrian door.

Attached to the east gable of the house is a **shed** 3.18 x 3.12m Pedestrian door and window to

south elevation. Power.

The garden is laid to lawn with mature trees and shrubs. Raised vegetable beds. BBQ. Stone

patio. Pond.

There are a selection of fruit trees and bushes including cherry, pear, cider apples, Bramley

apples, gooseberries, white berries, red currants, blackberries, hazelnuts, etc.

ADDITIONAL INFORMATION:

Mains water and electricity are connected. Fibre optic internet. Double glazed windows,

except 2 in the annexe. Heating in the main house is provided by a woodburner. Drainage is

to a septic tank which does not conform with current regulations.

FINANCIAL DETAILS:

Taxes Foncières : 1,383€ per annum

Taxe d'habitation: Means tested

Asking price: 161,000€ including Agency fees of 11,000€. 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 are between 1 116€ and 1 510€ 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 - 001980

Summary

Property type: Countryside house

Bedrooms: 4

Bathrooms 2

Price €161,000

**Key Information** 

Internal Area: 175 sqm

Land Area: 0.23 ha

**Location: Normandy** 



## Gallery







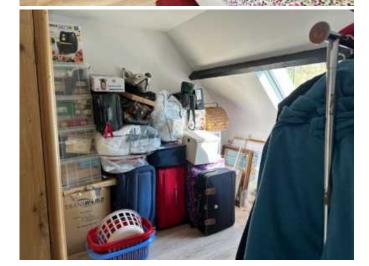










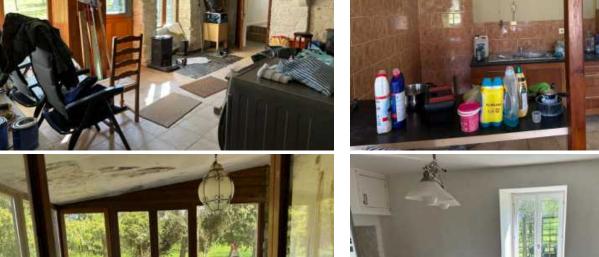


































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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have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

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C. BAUER - Sunday Times

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#### S. and L. BROWN



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