

[Click to view MFH-NORF02015](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€203,500

inc. of agency fees

4 Beds 1 Baths 121 sqm 0.27 ha

Characterful detached house with surrounding landscaped gardens This lovely house has been lovingly renovated over the last 36 years...

At a Glance

Reference MFH-NORF02015

Near to Sourdeval

Price €203,500

Bed 4

Bath 1

Hab.Space 121 sqm

Land 0.27 ha

Pool No

Land Tax N/A

Property Description

Characterful detached house with surrounding landscaped gardens

This lovely house has been lovingly renovated over the last 36 years by the present owners. It is nestled in the countryside in a small rural hamlet in the beautiful Sée Valley. The accommodation is full of character with exposed stone walls and beams, accommodation on different levels and a quirky layout. Outside the well established gardens are landscaped and on several levels.

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 Porch 1.89 x 1.16m Glazed door and side panel, and window to rear, and window to east and west elevations.

Entrance Hall Clay tiled floor. Built-in cupboard. Radiator.

Cloakroom Window to west elevation. Clay tiled floor. WC.

Kitchen/Breakfast Room 4.32 x 3.78m Built-in cupboards. Radiator. Clay tiled floor.

Glazed double doors to south and a window to east elevations. Sinks with mixer tap. Range of base units with tiled worktops and splashback over. Space for free-standing cooker, and upright fridge/freezer. Space and plumbing for dishwasher. Exposed stone wall and beams.

Lounge 6.05 x 4.98m Glazed double doors to south, window with cupboard under and partly glazed door and side panel to north elevations. Clay tiled floor. Granite fireplace with raised hearth. Exposed beams and stone wall. 2 radiators. Telephone socket.

Study Area 3.59 x 2.00m Window to north elevation. Clay tiled floor. Stairs to first floor.

Bedroom 1/Snug 4.09 x 3.62m Window to west and south elevations. Radiator. Clay tiled floor. Exposed beams.

On the First Floor :

Landing Window to north elevation. Radiator. Laminate flooring. Hatch to loft space.

Master Bedroom 3.85 x 3.73m Velux window to south elevation, and partly glazed door to "Juliette" balcony. Laminate flooring. Wardrobes to one wall.

Radiator. Sloping ceiling.

Family Bathroom 3.40 x 1.92m Velux window to south elevation. Sloping ceiling. WC. Tiled floor. Vanity unit with mirror and light over. Bath with mixer tap/shower fitment. Shower. Radiator.

Bedroom 3 2.32 x 2.07m Window to south elevation. Laminate flooring. Radiator. Sloping

ceiling. Exposed beam.

Bedroom 4 3.85 x 3.57m Small window to east and Velux window to south elevations.

Sloping ceiling. Radiator. Laminate flooring.

Loft Space Insulated under roof and floor. The part in the middle of the house could be converted if required

Basement 6.02 x 3.69m Space and plumbing for washing machine. Power and light. Sink with mixer tap. Wall-mounted Bosch gas fire boiler. Electrics

OUTSIDE :

A gravel drive surrounds the property and leads to:

Double Carport 6.00 x 4.54m Constructed of block and timber under a corrugated iron roof.

Attached Workshop 4.58 x 2.94m Window to north and east, and partly glazed door to east elevations. Concrete floor. Power and light.

The garden is on several levels and is mainly laid to lawn with mature trees, shrubs and flower borders.

Open-fronted Shed 4.41 x 3.03m Constructed of wood under a tiled roof. Used as wood store.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Fibre optic internet. Double glazed hardwood windows with some electrically operated shutters and some manual. Gas fired

central heating. Drainage is to an all water septic tank, which will need the manhole covers to be found and raised.

FINANCIAL DETAILS :

Taxes Foncières : 1,168€ annum

Taxe d'habitation : € per annum

Asking price : 203,500€ including Agency fees of 13,500€. In addition the buyer will pay the Notaire's fee of 15,000€

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 approximately 2 120€ to 2 910€ 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 - 002015

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€203,500

Key Information

Internal Area:	121 sqm
Land Area:	0.27 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