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Townhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€139,500

inc. of agency fees

5 Beds 2 Baths 120 sqm 0.01 ha

Immaculate Townhouse within easy walking distance of all amenities The property has 5 bedrooms and 2 bathrooms over 3 floors and benefits...

At a Glance

Reference MFH-NORF02028

Bed 5

Land 0.01 ha

Near to Sourdeval

Bath 2

Pool No

Price €139,500

Hab.Space 120 sqm

Land Tax N/A

Property Description

Immaculate Townhouse within easy walking distance of all amenities

The property has 5 bedrooms and 2 bathrooms over 3 floors and benefits from double glazed windows with mainly electric shutters, a recently fitted kitchen. The ground floor was renovated in 2014 and it was re-wired in 2014 and 2024. Ideal as a lock and leave holiday home or buy to let. There is no garden or off-street parking with this property but we understand that the adjoining plot of land of approximately 500m² is available to purchase by separate negotiation.

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 -

Open Plan Lounge/Dining Room/Kitchen 8.34 x 6.82m 2 windows and a partly glazed door to west elevation. Tiled floor. Pellet burner. 2 radiators. Cupboard housing electrics. Stairs to first floor. Inset spotlights. Built-in cupboard with sliding mirror-fronted doors. Kitchen-recently fitted with matching base and wall units. Recess for microwave. Built-in oven.

Bosch induction 3-ring hob with extractor over. Worktops and matching splashback. Built-in dishwasher. Sink with mixer tap. Central island unit with breakfast bar. Door to stairs to

inner hall.

Inner Hall Stairs to basement.

Cloakroom Tiled floor. WC. Extractor.

On the First Floor -

Landing Window to rear elevation. Stairs to second floor.

Bedroom 1 3.63 x 3.25m Window to front elevation. Convector heater. Laminate flooring. Telephone socket.

Bedroom 2 3.82 x 3.36m (max) Window to front elevation. Telephone socket. Convector heater. Laminate flooring.

Cloakroom Tiled floor. WC. Partly tiled walls. Extractor.

Bedroom 3 3.35 x 3.02m Window to rear elevation. Convector heater. Telephone socket.

Bathroom 2.69 x 1.93m Fully tiled. Extractor. Vanity unit with mirror and light over. Bath with mixer tap/shower fitment. Heated towel rail.

On the Second Floor -

Study 2.32 x 2.09m Sloping ceiling. No window.

Bedroom 4 4.54 x 2.37m Vaux window to west elevation. Convector heater. Exposed beam. Sloping ceiling.

Bedroom 5 3.01 x 2.97m Vellux window to east elevation. Sloping ceiling. Exposed beam. Convector heater.

Shower Room 1.98 x 1.62m Tiled floor. Sloping ceiling. Shower. Hand basin. WC. Heated towel rail. Extractor.

In the Basement -

Room 7.81 x 6.92m 2 windows to rear elevation. Hot water cylinder. Stainless steel sink unit with cupboard under. Space and plumbing for washing machine with a pump for washing. Concrete floor.

ADDITIONAL INFORMATION :

Mains drainage, water, electricity and telephone are connected. Fibre optic internet available. Electric heating and pellet burner. Double glazed windows with electric shutters (except 2).

FINANCIAL DETAILS :

Taxes Foncières : Approx. 750€ annum

Taxe d'habitation : € per annum

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fee of 10,600€

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 1 440€ to 1 990€ 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 - 002028

Summary

Property type:	Town house
Bedrooms:	5
Bathrooms	2
Price	€139,500

Key Information

Internal Area:	120 sqm
Land Area:	0.01 ha

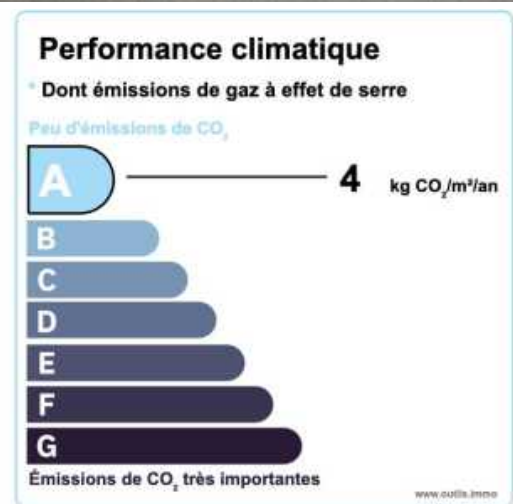
Location: Normandy



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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 cooling 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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