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## Countryside house for sale in Manche - VIRTUAL TOUR

**Sourdeval , Manche , Normandy**



# €139,500

**inc. of agency fees**

**2 Beds   1 Baths   72 sqm   0.33 ha**

Detached stone house with attached barns and garden of about 3/4 acre This house was renovated in about 2012, at which time it was...

### At a Glance

**Reference** MFH-NORF02034

**Near to** Sourdeval

**Price** €139,500

**Bed** 2

**Bath** 1

**Hab.Space** 72 sqm

**Land** 0.33 ha

**Pool** No

**Land Tax** N/A

### Property Description

Detached stone house with attached barns and garden of about 3/4 acre

This house was renovated in about 2012, at which time it was re-wired. It benefits from double glazed windows with electric shutters and is ready to move into. It offers potential to extend into the attached outbuildings and there is a large attached garage which is suitable for a Motor Home.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, a short 5 minute drive from the town of Sourdeval which offers every amenity including two banks and supermarkets, boulangeries, a pharmacy, bars and a restaurant. 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** 6.19 x 5.97m Partly glazed door and window to front elevation. 2 radiators. Tiled floor. Stairs to first floor. Exposed beams. Granite fireplace with woodburner. Corner kitchen with range of matching base and wall units including display unit. Built-in oven and 4-ring gas hob with extractor over. Sink with mixer tap. Space and plumbing for dishwasher. Tiled worktops and splashback. Built-in fridge. Telephone socket.

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

**Shower Room** 2.19 x 2.17m Obscure glazed window to east elevation. Tiled floor and walls. Extractor. Shower. Vanity unit with mirror and light over. Heated electric towel rail.

**Utility Room** 6.38 x 3.80m Window to front elevation. Concrete floor. Vanity basin with unit under. Hot water cylinder. Electrics. Space and plumbing for washing machine. Door to attached barn.

### **On the First Floor -**

**Landing** Wood flooring. Hatch to loft space.

**Cloakroom** Wood flooring. WC. Partly tiled walls. Extractor.

**Bedroom 1** 3.98 x 2.91m Window to front elevation. Electric radiator. Wood flooring.

**Bedroom 2** 4.08 x 3.19m Window to front elevation. Electric radiator. Wood flooring.

**Study/Bedroom 3** 2.27 x 2.18m Window to rear elevation. Wood flooring. Electric radiator.

### **OUTSIDE :**

A gravel drive leads to the garage and around the house. **Attached Garage** 7.95 x 6.17m Suitable for motor home. Sliding metal door to front elevation. Earth floor. Power and light. **Attached Open-fronted Barn** to the rear 10.14 x 3.74m

**Attached Barn** 8.55 x 3.27m Door to west, window and pedestrian door to north elevations. Door to utility room. Electric meters. Earth floor. Attached to utility room is a **stable** 6.55 x 3.88m Pedestrian door to front elevation. Concrete floor.

The garden is laid to lawn with a variety of trees including cherry and apple.

Old Greenhouse.

**Small stone Barn** with Fibro Ardoise roof (originally a chicken shed).

#### **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Fibre optic broadband. There is no septic tank. Heating is provided via electric radiators and a wood burner. Hot water is via an electric cylinder tank. The windows are double glazed with electric shutters.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 710€ per annum

Taxe d'habitation : € (means tested)

**Asking price : 129,000€ including Agency fees of 9,000€. In addition the buyer will pay the Notaire's fee of 10,800€**

**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 dwellings between 2 040€ and 2 760€ (gîte) per year and 2 884€ and 3 902€ (main house)**

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 )

**Ref : SIF – 002034**

### Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€139,500

### Key Information

Internal Area:	72 sqm
Land Area:	0.33 ha

### Location: Normandy



## Gallery

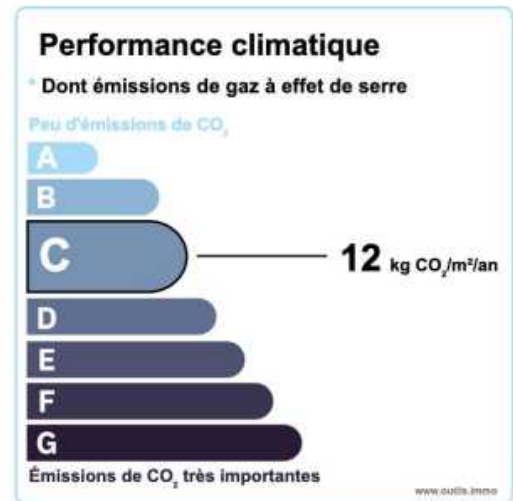












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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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