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## Characterful stone house set in over an acre with outbuildings in Normandy

Sourdeval , Manche , Normandy



**€235,000**

inc. of agency fees

3 Beds   2 Baths   140 sqm   4546 sqm

Characterful detached stone house set in over an acre of garden with outbuildings for sale in a quiet rural hamlet in Normandy.

### At a Glance

<b>Reference</b>	MFH-NOR1450	<b>Near to</b>	Sourdeval	<b>Price</b>	€235,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	140 sqm
<b>Land</b>	4546 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This characterful detached stone house set in over an acre of garden with outbuildings is in a quiet rural hamlet near Sourdeval, (Manche), in Normandy. The house is situated a few kilometers from Sourdeval, the nearest town. Only a few minutes drive away, the town offers every amenity including two banks and

supermarkets. Market day is held every Tuesday.

The photos do not do justice to this stunning Normandy longère; there is loads of character with exposed stone walls, granite fireplaces and beams, not to mention the huge beams. The accommodation has been sympathetically renovated to create a charming family home which stands in the middle of its plot of over 1 acre at the end of a quiet country lane with only 2 other properties. There are super views from the front of the house. There is potential to extend the living space into the large barn to the rear of the house and create a separate dwelling, subject to planning, in the large stone barn.

## THE ACCOMMODATION

### On the ground floor

- Kitchen/Dining Room 5.82 x 5.24m Window and partly glazed door and side panel to front elevation. Tiled floor. Granite fireplace with woodburner. Central island. Worktops. Sink unit with ceramic sink and mixer tap. Matching base units. Space for free standing cooker and upright fridge/freezer. Cupboard housing electrics.
- Utility Room/Study Area 5.50 x 3.123m Stairs to first floor with cupboard under. Exposed stone wall. Sink unit with ceramic sink. Plumbing for washing machine. Window to front elevation. Tiled floor. Stone steps.
- Lounge 5.70 x 5.68m Glazed double doors and window to front elevation. Stairs to first floor. Tiled floor. Exposed stone. Granite fireplace with woodburner (tubed to first floor). Exposed beams.

### On the First Floor (via stairs from lounge) -

- Landing Velux window to rear elevation. Exposed beams. Wood flooring. Stairs to second floor.
- Bedroom 1 2.98 x 2.66m Velux window to front elevation. Exposed beams. Wood flooring. Hatch to loft.
- Bedroom 2 3.72 x 2.58m Window and Velux window to front elevation. Wood flooring. Exposed beams.
- Bathroom Velux window to rear elevation. Sloping ceiling. Pedestal hand basin. Bath with mixer/shower fitment and tiled surround. WC. Part wood panelled walls. Tiled floor.

### On the Second Floor

- Study 3.31 x 1.80m Velux window to front elevation. Wood flooring. Built-in cupboards. Exposed beams. Sloping ceiling.
- On the First Floor (via stairs from the Study Area) -
- Bedroom 3 5.66 x 3.80m Window and 2 Velux windows to front elevation. Exposed "A" frame and beams. Wood flooring. Exposed stone.
- Dressing Room 4.16 x 3.27m Window to front elevation. Stairs to utility/study. Exposed beams.
- Shower Room Vanity unit. Heated towel rail. Shower. Velux window to rear elevation. WC. Tiled floor

## OUTSIDE

- The garden is laid to lawn with a brick terrace to the front of the property.
- Detached Stone Barn 6.17 x 3.55m Slate roof. Door to front and side elevations. Loft over (needs new floor). Ideal to convert to gite. Power and light connected. Window to rear and south elevations.
- Stone and block shed with corrugated iron roof.
- Old cider press.
- Hedged vegetable garden.
- Attached to rear of the house is a Large Stone Barn 15.50 x 5.89m with corrugated iron roof. Open on west gable. Pedestrian door to rear elevation. (Ideal to extend the living accommodation if required).

## ADDITIONAL INFORMATION

- Mains water and electricity are connected.
- Drainage to a septic tank.
- Heating is provided by the two woodburners.
- A cable for fibre optic has been bought underground to the house ready for connection.
- Taxes Foncières : 215€ per annum

## ABOUT THE AREA

The house is situated in the southwest of Normandy, near the borders of Manche and Calvados, a few kilometers from Sourdeval, the nearest town. Only a few minutes drive away, the town offers every amenity including two 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.

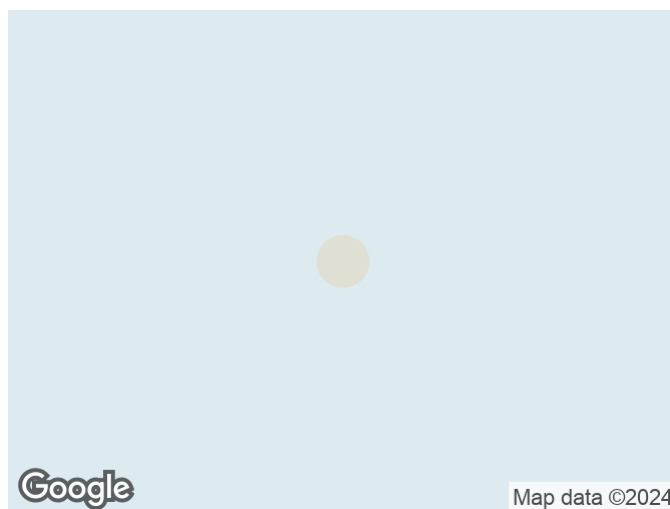
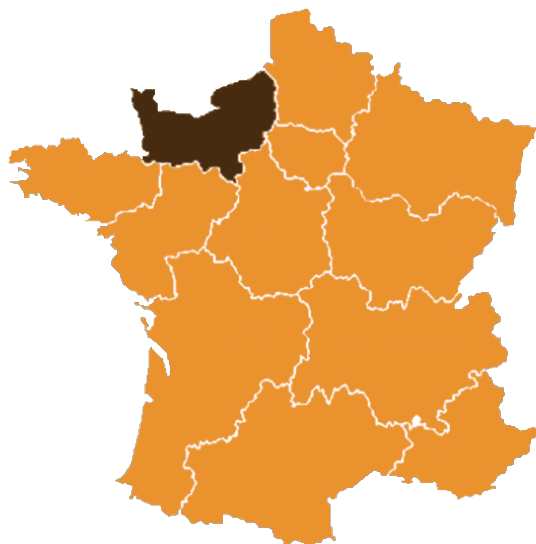
## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€235,000

## Key Information

Internal Area:	140 sqm
Land Area:	4546 sqm
Floor:	3
How many Outbuildings:	3
Number of Fireplaces:	1
Has an Office / Study?	Yes
Has a Garden	Yes
Has ADSL/Broadband?	Yes

## Location: Normandy



## Gallery







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