

[Click to view MFH-NOR1490](#)

Stone house in a lovely setting in Normandy - VIRTUAL TOUR

Sourdeval , **Manche** , **Normandy**



€240,000

inc. of agency fees

4 Beds 3 Baths 228 sqm 575 sqm

Beautiful renovated stone maison de Maitre in a beautiful setting for sale in the Sée Valley near the borders of Manche and Calvados in Normandy.

At a Glance

Reference MFH-NOR1490

Bed 4

Land 575 sqm

Near to Sourdeval

Bath 3

Pool No

Price €240,000

Hab.Space 228 sqm

Land Tax N/A

Property Description

This Maison de Maître has been completely renovated to modern day standards but is in keeping with its period with many original features including exposed beams and stonework, granite fireplace, original floorboards, ...

This property is set in a really stunning position, ideal for those seeking complete peace and quiet; forming part of a small hamlet on an old mill site in a river valley with salmon and trout fishing and unrestricted access to about 50 acres of privately maintained woodland and meadows which create an outstanding environment for the pleasure of residents and their guests.

This house is situated in the Sée Valley near the borders of Manche and Calvados, approx. 5 kms from Sourdeval, the nearest town. A few minutes drive away the town offers every amenity including banks and supermarkets. Market day is held every Tuesday morning, and a 20 minute walk away is a well known local restaurant.

THE ACCOMMODATION

On the ground floor

- Lounge 6.52 x 5.96m 2 windows to rear and window and partly glazed door to front elevations. Laminate flooring. Stairs to first floor. Exposed stone walls. Granite fireplace with wood-burner. Recess with shelving and display niche. Exposed beams. Feature period granite “sink”. 2 electric radiators. Under stairs cupboard.
- Dining Room 4.22 x 3.86m Window to front and west elevations. Wood flooring. Convectector heater. Part wood panelling to walls. Coving. Fireplace with wood-burner.
- Kitchen 3.84 x 2.62m Range of matching base and wall units. Tiled floor. Stainless steel sink with mixer tap. Built-in dishwasher. Inset spotlights. Granite worktops. Space for free standing range style cooker. Space for upright fridge/freezer. Telephone socket. Cupboard housing electrics. Glazed double doors to balcony.

On the First Floor

- Landing Window to front and rear elevations. Door to stairs to second floor. Inset spotlights.
- Bathroom 2.80 x 2.46m Window to rear elevation. Tiled floor. Heated towel rail. Claw foot roll top bath with mixer tap/shower fitment. Inset spotlights. Vanity unit. WC.
- Bedroom 1 3.74 x 2.70m Convectector heater. Window to rear elevation. Built-in cupboard. Ceiling rose.
- Bedroom 2 4.09 x 2.61m Window to front elevation. Wood flooring. Built-in cupboard. Ornamental fireplace. Convectector heater.
- Guest Bedroom 4.58 x 4.08m Window to front and west elevations. Wood flooring. Coving and ceiling rose. Convectector heater. Built-in cupboard. Fireplace. Door to -
- En Suite Shower Room 2.53 x 1.63m Corner shower with jets. Tiled floor. Extractor fan. WC. Vanity unit.

On the Second floor

- Bedroom 3 5.61 x 4.37m Skylight and window to front elevation. Wood flooring. Exposed beams. Door to small attic space. Door to -

- En-Suite Bathroom 3.09 x 2.41m Corner bath. Tiled floor. Pedestal basin. WC. Part wood panelling to walls. Skylight to front elevation. Walk-in wardrobe.

OUTSIDE

- Walled and wrought iron rails enclosing stone patio. Stone Wood Shed under tiled roof. Steps up to garden with area of private lawn.
- Basement Workshop 5.26 x 3.89m Door and window to rear elevation. Electrics. Exposed beams. Wine Cellar.
- Utility Room/Hobby Room/Summer Kitchen 6.04 x 3.88m Door to rear elevation. Tiled floor. Range of fitted base units with worktop over. Double sink with mixer tap. Space and plumbing for washing machine and space for tumble dryer.

ADDITIONAL INFORMATION

- Mains water, telephone and electricity are connected.
- Drainage is to an all water septic tank.
- Heating is provided by 2 woodburners and electric convector heaters/radiators.
- Satellite broadband connection believed to be available.
- VIDEO available on request

ABOUT THE AREA AND ACCESS

This Normandy property is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 5 kms from Sourdeval. 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 property is within a 20 minute walk of a well known local restaurant.

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.

The nearest Airport is at Dinard (70 miles), Ferry Ports at Caen (50 miles) or a one and a quarter hour drive to Saint Malo, and the nearest train station is at Vire (8 miles) from where you can take a fast train to Paris.

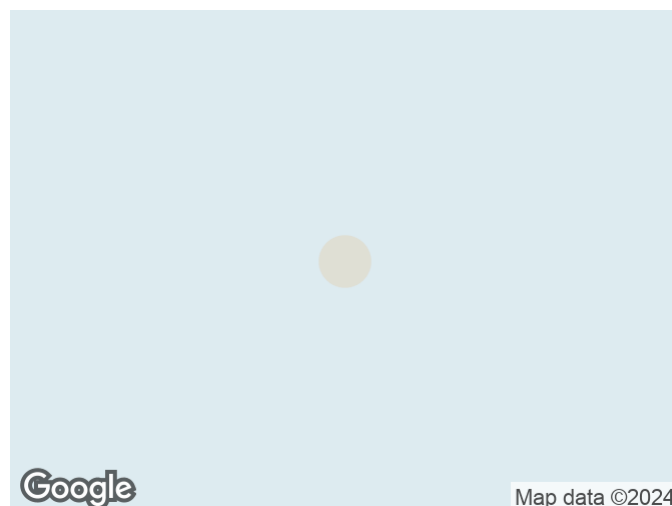
Summary

Property type:	Countryside house
Bedrooms:	4
New Home?	No
Bathrooms	3
Price	€240,000

Key Information

Internal Area:	228 sqm
Land Area:	575 sqm
Floor:	3
How many	1
Outbuildings:	
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes

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 calling 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

great service
fast transfers

send money abroad 24/7

excellent rates

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 ©2004-2024 my-french-house.com All Rights Reserved