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Townhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€240,000

inc. of agency fees

5 Beds

2 Baths

Former presbytery with spacious accommodation and character features This beautiful property has been renovated over the last 14 or...

At a Glance

Reference MFH-NORF01596

Near to Sourdeval

Price €240,000

Bed 5

Bath 2

Land Tax N/A

Pool No

Property Description

Former presbytery with spacious accommodation and character features

This beautiful property has been renovated over the last 14 or 15 years by the present owners and has some finishing work outstanding. It benefits from plenty of character features including exposed stone walls and

beams, large granite fireplaces, high ceilings and spacious, light accommodation over 3 floors. There is a walled garden and outbuilding. It enjoys superb views from south facing terrace and garden.

It 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.

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Entrance Hall Partly glazed door and side panel to front elevation. Part granite and part tiled floor. Stairs to first floor with cupboards under.

Kitchen 5.62 x 5.10m Window to front and rear elevations. Tiled floor. 2 convector heaters. Granite fireplace with wood-burner. Exposed stone walls. Modern fitted kitchen with double ceramic sink with mixer tap. Built-in oven and grill. Solid wood worktops and tiled splash-backs. 5 ring gas hob with extractor hood over.

Dining Room 5.65 x 5.52m Window to front and rear elevations. Door to rear. Tiled floor. Ornamental granite fireplace. Built-in cupboard. Exposed stone walls. Convector heater. Old granite sink.

Utility Area 2.11 x 1.54m Window to rear elevation. Space and plumbing for washing machine. Hot water cylinder.

Lounge 5.75 x 5.64m Double doors to front and 3 small windows to west elevations. Exposed stone walls and beams. Inset spotlights. Granite fireplace with wood-burner. Spiral staircase.

On the First Floor -

Landing Window to front elevation. Wood flooring. Stairs to second floor. Exposed beams. Radiator.

Cloakroom Pedestal basin. WC. Radiator. Extractor. Exposed stone wall.

Bedroom 1 3.68 x 3.46m Wood flooring. Window to front elevation.

Bathroom 3.43 x 1.72m Window to rear elevation. WC. Heated electric towel rail. Pedestal basin. Radiator. Bath with mixer tap. Shower fitment and tiled surround.

Landing Wood flooring. Built-in cupboards. 2 windows to rear elevation (one with window seat under).

Shower Room 2.35 x 1.64m Extractor. Large walk-in shower. WC. Hand basin. Heated electric towel rail.

Bedroom 2 4.09 x 3.32m Window to front elevation. Granite ornamental fireplace. Exposed stone chimney breast and beams. Recess with hanging space.

Bedroom 3 5.82 x 5.58m Exposed granite wall. 2 windows to front and one window to west elevations. Wood flooring. Radiator. Exposed beams and stone walls. Built-in cupboard. Spiral staircase to lounge.

On the Second Floor -

Bedroom 4 5.85 x 3.50m (to finish) Velux window to front elevation. Exposed 'A' frame. Sloping ceiling.

Mezzanine 7.18 x 3.50m (to finish) Exposed stone wall and 'A' frame. Velux window to front and 2 to rear elevations. Eaves storage.

Bedroom 5 5.96 x 3.50m (to finish) Velux window to front and rear elevations. Exposed 'A' frame and stone wall.

OUTSIDE :

To the front of the property is a Pergola with seating area and pedestrian access. Well. Enclosed garden laid to lawn with flower and shrub borders.

To the rear is a walled garden laid to lawn with vehicular access. Raised stone flower border. Shed.

Old Bakery 7.00 x 3.09m Constructed of stone under a tiled roof used for storage. Bread oven. Mezzanine storage area. Fireplace.

ADDITIONAL INFORMATION :

Mains electricity and water are connected. Drainage to a septic tank. Heating is provided by a 2 wood burners (both have backboilers ready to connect up central heating. Fibre optic internet.

Taxes Foncières : 476€ per annum

Summary

Property type:	Town house
Bedrooms:	5
Bathrooms	2
Price	€240,000

Key Information

Location: Normandy



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