

[Click to view MFH-NORF01551](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€108,000

inc. of agency fees

3 Beds

1 Baths

Delightful detached 3 bedroom house within walking distance of a bar/shop and restaurant and bakery and only 10 minutes from the golf...

At a Glance

Reference MFH-NORF01551

Bed 3

Near to Sourdeval

Bath 1

Pool No

Price €108,000

Land Tax N/A

Property Description

Delightful detached 3 bedroom house within walking distance of a bar/shop and restaurant and bakery and only 10 minutes from the golf course.

The house benefits from double glazed windows with shutters to the front elevation, a new regulation all

water septic tank installed in 2010 and electric heating. It is situated in a quiet rural hamlet on the outskirts of a village. The house is surrounded by its own pretty gardens.

The property is situated near a village with a bar/shop and bakery. 10 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados, 10 minutes from Sourdeval or Saint Pois the nearest towns. 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.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lounge/dining room : 6.33m x 4.06m - Glazed French doors and 2 windows to the front elevation. Tiled floor. Granite fireplace with woodburner. Night storage heater. Glazed door to -

Kitchen : 6.17m x 1.96m - Window to the rear elevation. Tiled floor. Range of matching base and wall units with roll edge worktops incorporating a stainless steel sink with mixer tap and tiled splashbacks. Electricity meter. Built in electric oven and 4 ring gas hob with extractor fan over. Electric heater. Space for under counter fridge and freezer. Space for washing machine. "Stable" door to rear lobby and sliding door to -

Inner hall : 1.93m x 1.83m - Window to the east elevation. Hot water cylinder. Electric heater. Stairs to firstfloor with understairs storage cupboard.

Rear lobby : 3.02m x 2.12m - 1/2 glazed door and side panel to the rear elevation and velux window to the west elevation. Tiled floor. Built in cupboards. Electric heater.

Cloakroom : Toilet. Tiled floor.

On the first floor -

Mezzanine study/sitting area : 4.59m x 2.14m - Window to the rear elevation. Electric storage heater (this heats the whole of the upstairs of the house). Sloping ceiling. Tiled floor. Door to -

Cloakroom : Toilet. Hand basin. Vent. Tiled floor.

Shower room : .54m x 1.29m - Window to the rear elevation. Tiled floor. Hand basin. Shower. Electric fan towel dryer.

Bedroom 1 : 3.72m x 1.75m - Window to the east elevation. 2 built in cupboards. Electric heater.

Landing : Built in storage cupboard.

Bedroom 2 : 4.62m x 2.95m - Window to the front elevation. Electric heater.

Bedroom 3 : 4.79m x 2.56m - Window to the front elevation. Electric heater.

OUTSIDE :

The garden at this house surrounds it on 3 sides and offers a high degree of privacy. The rear garden of the property is laid to lawn with a slab patio area, outside lighting and mature hedges and trees. There is a wooden **garden shed** (with light) **and an open-fronted wood store**. Attached to the end of the house is a garden shed with a wooden door (4.29m x 2.86m) and light. There is a blocked in doorway between this room and the rear lobby which could be re-opened if required. To the front of the house a large metal gate leads to a gravel drive and parking area. There is a lawned garden with mature hedges and mature shrub borders. Seating area. There is parking for 3 cars. Outside light.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. There is a telephone line coming into the house but it is not currently connected. Fibre Optic internet connection available. Drainage to an all water septic tank installed in 2010. Electric heating.

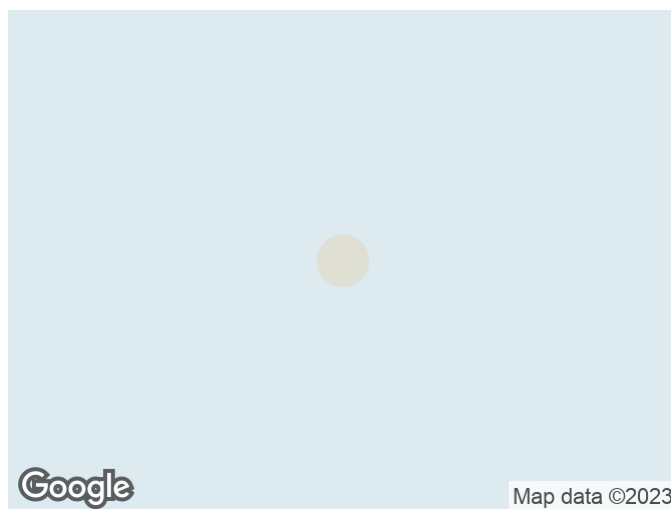
Taxes Foncières : 354€ per annum

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€108,000

Key Information

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