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## Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €198,500

inc. of agency fees

7 Beds      369 sqm      0.35 ha

Three storey 5 bedroom detached house and attached 2 bedroom annexe with stunning views This detached family house is built of stone...

### At a Glance

<b>Reference</b>	MFH-NORF01684	<b>Near to</b>	Sourdeval	<b>Price</b>	€198,500
<b>Bed</b>	7	<b>Pool</b>	No	<b>Hab.Space</b>	369 sqm
<b>Land</b>	0.35 ha			<b>Land Tax</b>	N/A

### Property Description

Three storey 5 bedroom detached house and attached 2 bedroom annexe with stunning views

This detached family house is built of stone under a slate roof with accommodation spread over 3 floors with a separate, self-contained annexe or gîte. The property benefits from gas fired central heating, double glazed

windows and 2 modern all water septic tanks with a shared filter bed. It is well presented throughout and ready to move straight into. The Games Room on the first floor in the Annexe/Gîte can be used as part of the annexe or main house.

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.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

**Entrance hall** : 4.76m x 3.23m - Glazed French doors and side panel to front elevation. Tiled floor. Stairs to kitchen. Radiator. Door to Annexe/Gîte.

**Boiler room** : 2.69m x 1.83m - Wall mounted gas fired combi boiler. Radiator. Stairs to basement storage area. Hot water cylinder.

**Cloakroom** : Window to the front elevation. Toilet.

**Storage room** : 8.01m x 6.64m - Stairs to kitchen. 2 windows to the front elevation. 2 radiators. Space and plumbing for washing machine.

### **On the first floor -**

**Open plan "L shaped" Lounge/Dining room** - 7.17m x 4.02m and 4.79m x 3.43m - Part glazed door front entrance hall. Fireplace with woodburner. 2 windows and door to the rear elevation. Window to the front elevation. Part tiled floor. Stairs to 2nd floor. Door to stairs to basement. Exposed stone wall and beams. 2 radiators.

**Kitchen/Breakfast room** : 4.48m x 3.47m - Glazed French doors to the front elevation and balcony.

Wooden floor. Radiator. Range of matching base and wall units. Ample solid wood work surfaces with tiled splashbacks and butler sink with mixer tap. Space for range style cooker with extractor over. Breakfast bar. Space for upright fridge/freezer. Space and plumbing for dishwasher.

### **On the second floor -**

**Mezzanine Study area** : 5.18m x 3.70m - Window to the rear elevation. Radiator. Exposed stone wall. Stairs to 3rd floor. Walk-in linen cupboard.

**Re-fitted Bathroom** : 3.47m x 2.77m - Window to the rear elevation. Tiled floor and bath surround. Large shower cubicle with jets. Bath with mixer/shower tap. Radiator. Pedestal hand basin. Toilet. Exposed stone wall.

**Bedroom 1** : 3.44m x 2.90m - Window to the front elevation. Radiator. Exposed stone wall. Built in cupboard.

**Bedroom 2** : 4.28m x 3.55m - Window to the front elevation. Radiator.

**Bedroom 3** : 4.28m x 3.51m - Window to the front elevation. Radiator.

**Bedroom 4** : 3.65m x 3.20m - Window to the rear elevation. Radiator.

**On the third floor -**

**Open plan Master Bedroom Suite :**

**Mezzanine** : 4.19m x 2.01m - Velux window to the rear elevation. Convector. Hatch to loft space. Eaves storage.

**Bedroom 5** : 4.45m x 4.34m - Double aspect with velux windows to the front and rear elevations. Exposed stone wall. Hatch to loft space. 2 eaves storage cupboards. Sloping ceilings. Convector.

**Shower room** : 3.75m x 1.73m - Velux window to the front elevation. Vanity unit. Power shower with jets. Toilet. Sloping ceiling.

**Dressing Room** : 4.66m x 3.11m - Double aspect with velux windows to the front and rear elevations. 2 eaves storage cupboards. Hatch to loft space. Sloping ceilings. Laminate floor.

**THE ACCOMMODATION IN THE ANNEXE/GÎTE COMPRISES :**

**On the ground floor -**

**Lobby** : Tiled floor. Stairs to First Floor Games Room.

**'L' shaped open plan Lounge/Kitchen/Dining Room** : 7.34m x 3.63m and 2.35m x 1.62m - Laminate floor. Stairs to 1st floor bedrooms. Door and 2 windows to the front elevation. Matching base and wall units. Built in oven and 2 ring electric hob. Stainless steel sink with mixer tap. Space for under counter fridge. Worktops and tiled splashbacks. Inset spotlights. Door to workshop.

**Shower room** : Obscure glazed window to the rear elevation. Tiled floor. Macerator toilet. Shoer. Vanity unit. Inset spotlights. Cupboard housing separate electric distribution board.

**On the first floor -**

**Games room/living room** : 8.10m x 7.17m - 2 windows to the front elevation and 2 to the rear elevation. Laminate floor. 13 kW pellet burner. (Please note this room can be kept separate from the annexe if required as there is independent access for this and the first floor annexe bedrooms). Door to -

**Landing** : Accessed directly by the stairs from the lounge/kitchen/dining room. Laminate floor. 20 amp power socket ready for an electric radiator.

**Bedroom 1** : 3.52m x 3.25m - Laminate floor. 20 amp power socket ready for an electric radiator.

**Bedroom 2** : 3.26m x 2.73m - Window to the front elevation. Laminate floor. 20 amp power socket ready for an electric radiator.

**OUTSIDE :**

A gravel driveway leads to the parking and turning area. The majority of the garden is laid to lawn with mature shrubs. There is a **balcony** with access from the kitchen/breakfast room. Terrace to the front of the property.

**Workshop** : 8.10m x 4.24m - 2 windows to the rear elevation. Sliding metal door to the north elevation. Concrete floor. Power and light.

**Second Workshop** : Approx. 3.60m x 3m - Sliding door to north gable. Concrete floor. Light.

**ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Gas fired central heating. Fibre optic internet connection. Drainage to 2 all water septic tanks with a shared filter bed. Double glazed windows.

**FINANCIAL DETAILS :**

Taxes Foncières : 1,320€ per annum

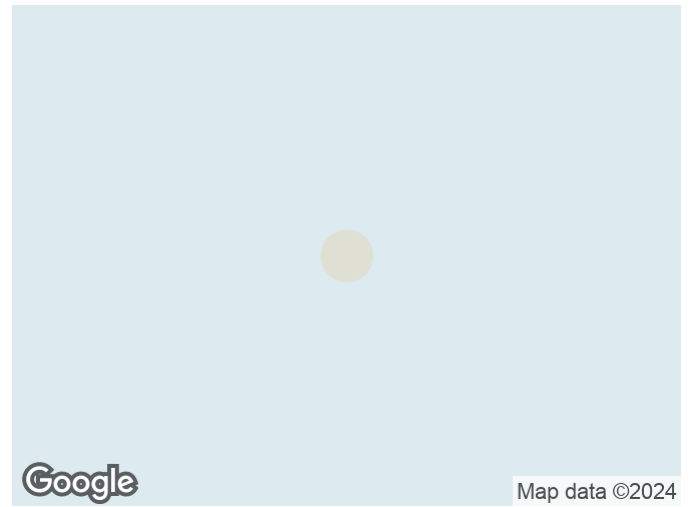
## Summary

Property type:	Countryside house
Bedrooms:	7
Price	€198,500

## Key Information

Internal Area:	369 sqm
Land Area:	0.35 ha

## Location: Normandy



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