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## Farmhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €161,000

inc. of agency fees

5 Beds      84 sqm      0.72 ha

Detached stone house with attached gîte to finish renovating The property stands in a beautiful elevated position with stunning views,...

### At a Glance

<b>Reference</b>	MFH-NORF01672	<b>Near to</b>	Sourdeval	<b>Price</b>	€161,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	84 sqm
<b>Land</b>	0.72 ha			<b>Land Tax</b>	N/A

### Property Description

Detached stone house with attached gîte to finish renovating

The property stands in a beautiful elevated position with stunning views, surrounded by its own land which extends to nearly 2 acres. There are two useful outbuildings, garden and paddock. The main house is

renovated and ready to move into but the attached gîte needs finishing. Viewing is highly recommended to appreciate this property.

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 IN THE MAIN HOUSE COMPRISES :**

### **On the Ground Floor -**

**"L" Shaped Lounge** 5.53 x 3.93m and 3.17 x 2.04m Door to rear Window and partly glazed door to front elevations. Wood flooring. Radiator. Granite fireplace with wood-burner. Cupboard housing electrics. 2 wall lights. Exposed beams. Door to stairs to first floor with storage cupboard under.

**Dining Room** 3.96 x 2.70m Wood flooring. Radiator. Window to front elevation.

**Inner Hall** Tiled floor. Built-in cupboard.

**Cloakroom** Pedestal basin. WC. Radiator. Tiled floor. Partly tiled walls. Window to rear elevation.

**Kitchen** .70 x 3.06m Tiled floor. Wall mounted boiler. Space for free standing fridge with worktop over. Fitted shelves. Range of base units including wine rack. Space and plumbing for washing machine. Fitted shelves and plate rack. Partly glazed door to garden and partly glazed door to rear elevation. Stainless steel double sink with mixer tap. Space for free standing cooker.

### **On the First Floor -**

**Landing/Study Area** 3.74 x 3.07m (max) Exposed beams. Laminate flooring. Sloping ceiling. 2 windows.

**Bathroom** 1.89 x 1.30m (min) Exposed beams. Pedestal basin. WC. Radiator. Bath with shower over and screen. Window. Sloping ceiling.

**Bedroom 1** 3.47 x 2.89m Exposed beams. Stone wall. Laminate flooring. Window to front and rear elevations. Radiator. Sloping ceiling.

**Bedroom 2** 4.29 x 3.20m Radiator. Laminate flooring. Window to front and rear elevations. Exposed beams and stone wall. Sloping ceiling.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

**On the Ground Floor -**

**Entrance Lobby** Glazed double doors and 2 windows.

**Living Room/Kitchen** 6.33 x 5.61m Concrete floor. Exposed beams. Window and glazed double doors and 2 further windows. Glazed door to Entrance Lobby.

**On the First Floor -**

**Landing** Wood flooring. Exposed beams. Built-in cupboard. Velux window. Hot water cylinder. Pipework for radiator.

**Bedroom 1** 2.78 x 2.28m Exposed beams. Velux window to front elevation. Sloping ceiling. Velux window. Pipework for radiator. Wood flooring.

**Bedroom 2** 2.79 x 2.26m Exposed beams. Radiator. Velux window to front elevation. Sloping ceiling. Wood flooring.

**Bedroom 3** 4.52 x 2.86m Velux window to front and rear and window to east elevations. Wood flooring. Sloping ceiling.

**Bathroom** Tiled floor. Pedestal basin. Bath with shower over. Partly tiled walls. Velux window. Exposed beams.

**OUTSIDE :**

**Detached Outbuilding** 5.59 x 3.60m Small window opening. Pedestrian door. and 5.59 x 3.90m Door to give access to first floor.

Separate detached stone **outbuilding**.

Window opening. Sliding metal door.

The garden is laid to lawn with an enclosed garden area and paddock.

**ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Gas fired central heating. Broadband internet connection available. Drainage to a septic tank. Single and double glazed windows.

**FINANCIAL DETAILS :**

Taxes Foncières :€ per annum

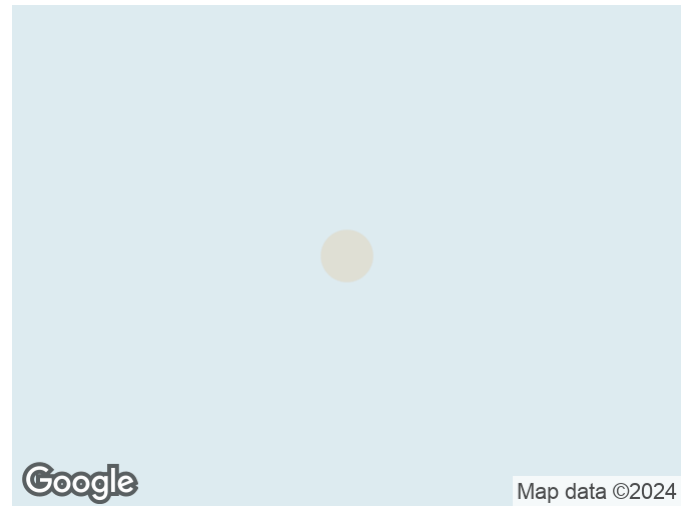
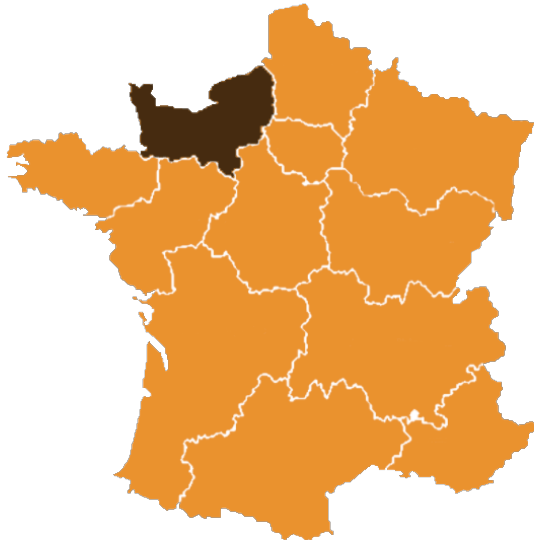
## Summary

Property type:	Farmhouse
Bedrooms:	5
Price	€161,000

## Key Information

Internal Area:	84 sqm
Land Area:	0.72 ha

## Location: Normandy



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