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## Countryside house for sale in Manche - VIRTUAL TOUR

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



# €150,000

**inc. of agency fees**

**3 Beds      90 sqm      2.79 ha**

House to modernise in Normandy with stone barns and nearly 7 acres. Views over surrounding countryside. The property comprises a detached...

### At a Glance

**Reference** MFH-NORF01701

**Near to** Sourdeval

**Price** €150,000

**Bed** 3

**Pool** No

**Hab.Space** 90 sqm

**Land** 2.79 ha

**Land Tax** N/A

### Property Description

**House to modernise in Normandy with stone barns and nearly 7 acres. Views over surrounding countryside.**

The property comprises a detached house which requires modernisation. The land is gently sloping and could be used for ponies or a smallholding. A new fuseboard was installed about 10 years ago and exterior insulation has been added. There is room to extend the accommodation into the loft space and create one or two gîtes in the outbuildings. It is in a quiet rural hamlet with far reaching views to the east. Viewing is recommended.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, about 5 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 -**

**Kitchen/Dining room :** 6.05 x 4.34m Part glazed door and window to the front elevation.

Window to the east elevation. 2 radiators. Fireplace with open hearth. Double stainless steel sink unit with mixer tap. Space for freestanding cooker. Phone socket. Electricity meter.

**Lounge** : 3,96 x 3.3m Window to the front elevation. Wood floor. Radiator.

**Inner hall** : Stairs to first floor. Radiator.

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

**Bathroom** : 2,64 x 2.26m Bath with tiled surround and mixer/shower tap adjustment. Pedestal basin. Space and plumbing for washing machine. Window to the rear elevation. Radiator.

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

**Landing** : Wood floor. Window to the rear elevation.

**Study** : 2.67 x 2.34m Wood floor. Window to the rear elevation. Radiator.

**Bedroom 1** : 3.98 x 3,34m Window to the front elevation. Wood floor. Radiator.

**Bedroom 2** : 4.3 x 3.35m Window to the front elevation. Wood floor. Radiator.

**Bedroom 3** : 3,32 x 2.65m Window to the east elevation. Radiator. Wood floor. Build in understair cupboard. Door to stairs to :

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

**Loft space** : 8.27 x 4.05m - (Ideal for conversion) Concrete floor. 2 skylights to the rear and 2 to the front elevations. Sloping ceilings.

## **In the basement -**

External steps. Double doors to the east elevation. Electric fuseboard. Earth floor. Wall mounted gas fired central heating boiler (buried gas tank behind the house).

## **OUTSIDE :**

There is a driveway and parking area to the side of the house. The garden surrounds the property with mature trees and shrubs. The remaining land is used as pasture.

**Detached building incorporating an old dairy, stone house and attached barn (overall approximately 17 x 5.42m) :**

**Old stone house** comprising :

**Entrance** : 4.01 x 1.66m Door to the front elevation. Store room. Door to old dairy.

**Living room** : 5.42 x 3.06m Window to the front elevation. Fireplace.

**Loft** over with dormer window to the front elevation.

**Attached former dairy.**

**Attached barn** built in block with corrugated iron roof : 6.94 x 6.31m Sliding metal door to the front elevation. Suitable for a motor home. Attached lean-to built of wood and corrugated iron.

Separate detached stone building (**old bakery**) 6.5 x 5.19m with fireplace and cider press. Door and window to the front elevation. Steps up to the first floor loft.

## **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Gas fired central heating. Drainage is to a septic tank which will need replacing. Double glazed pvc windows with shutters.

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 561€ per annum

Taxe d'habitation : € per annum

**Asking price : 150,000€ including Agency fees of 10,000€. In addition the purchaser will need to pay the Notaire's fees of 11,600€**

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

**Estimated annual energy costs of the dwelling between TBC € and TBC € per year**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

Property Ref : SIF - 001701

### Summary

Property type:	Countryside house
Bedrooms:	3
Price	€150,000

### Key Information

Internal Area:	90 sqm
Land Area:	2.79 ha

### Location: Normandy



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**S. and L. BROWN**



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