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## Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



**€218,500**

inc. of agency fees

3 Beds      137 sqm      0.47 ha

Detached stone "Maison de Maître" in quiet position near Sourdeval This property has been renovated by the present owners since 2020. ...

### At a Glance

|           |               |         |           |           |          |
|-----------|---------------|---------|-----------|-----------|----------|
| Reference | MFH-NORF01723 | Near to | Sourdeval | Price     | €218,500 |
| Bed       | 3             | Pool    | No        | Hab.Space | 137 sqm  |
| Land      | 0.47 ha       |         |           | Land Tax  | N/A      |

### Property Description

Detached stone "Maison de Maître" in quiet position near Sourdeval

This property has been renovated by the present owners since 2020. Recent improvements include the installation of a heat exchange system for the central heating, the woodburner with heat vents to the first

floor, a new fitted kitchen and re-decoration. There are pvc double glazed windows with the majority having electric shutters which can be opened individually or collectively.

It is situated in a bustling market town with local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker , entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 15 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 50 minutes. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (8 miles) from where you can take a fast train to Paris.

here

## **THE ACCOMMODATION COMPRISES :**

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

**Open Plan/Living Room/Kitchen** 8.88 x7.38m Recently fitted kitchen with range of matching base and full height units. Sink with mixer tap. Built-in dishwasher. 4 ring gas hob with extractor hood over. Built-in oven and fridge/freezer. Worktops. Inset fireplace. Tiled floor. Central heating thermostat. Door to stairs to basement. Stairs to first floor.

**Cloakroom** Tiled floor. Suspended WC. Vanity unit. Half tiled walls. Obscure glazed window to east elevation.

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

**Landing** Laminate flooring. Door to stairs to loft.

**Shower Room** 3.66 x 1.94m Tiled floor. Three quarter tiled walls. Vanity unit. Heated electric towel rail.. Shower. Extractor.

**Bedroom 1** 3.70 x 3.39m Window to front and west elevations. Laminate flooring.

**Dressing Room** 2.72 x 1.92m Window to west elevation. Shelving and hanging rails. Laminate flooring. Controls for underfloor heating.

**Bedroom 2** 3.71 x 3.38m Window to west and rear elevations. Laminate flooring.

**Bedroom 3** 3.71 x 3.27m Window to rear and east elevations. Laminate flooring.

**Cloakroom** Tiled floor. Partly tiled walls. Vanity unit. WC. Extractor.

### **On the Second Floor -**

**Loft** - suitable for conversion. Window to rear with electric shutter, skylight to west and circular window to east elevations. Wood flooring.

**Room** Window to front elevation. Wood flooring. Sloping ceiling.

### **In the Basement -**

PVC up and over door from rear of the house to **tandem garage** 9.05 x 3.88m Concrete floor. Power and light. Electric meter and fuse board.

**Wine Cellar** 3.57 x 2.00m

**Utility Room** 4.40 x 3.33m Double stainless steel sink. Wall mounted boiler. Hot water cylinder.

### **ADDITIONAL INFORMATION :**

Mains drainage, electricity, telephone and water are connected. Heating is provided by a woodburner and heat exchange pump. Fibre optic internet connection. Double glazed windows.

### **FINANCIAL DETAILS :**

Taxes Foncières : 1,200€ per annum

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 3                 |
| Price          | €218,500          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 137 sqm |
| Land Area:     | 0.47 ha |

## Location: Normandy



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