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Farmhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€145,000

inc. of agency fees

2 Beds

2.21 ha

2 farmhouses in need of renovation with numerous outbuildings and over 5 acres of land The property has been owned by the same family...

At a Glance

Reference	MFH-NORF01819	Near to	Sourdeval	Price	€145,000
Bed	2	Pool	No	Land Tax	N/A
Land	2.21 ha				

Property Description

2 farmhouses in need of renovation with numerous outbuildings and over 5 acres of land

The property has been owned by the same family for over 200 years and is now offered for sale as an entire hamlet. There is a main house and cottage to renovate with several other useful outbuildings surrounded by

their own land of over 5 acres.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, approx. 5 kms 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 COTTAGE COMPRISES:

On the Ground Floor -

Living Room/Dining Room/Kitchen Fireplace. Window to south elevation.

Bedroom Window to south elevation.

Room

On the First Floor - this is not accessible but has 2 dormer windows.

OUTSIDE :

Attached Barn 6.00 x 4.50m Part open to rafters. Water and electric. Earth floor. Extensive loft over house 6.00 x 1.87m

Bread Oven 4.53 x 3.94m (used as stable. Constructed of stone under corrugated iron roof. Old electrics. Concrete floor.

Outbuilding (used for animals) constructed of stone under a corrugated iron roof, with open storage area:

Room 1 4.46 x 3.40m Earth floor. Electrics. **Room 2** 4.47 x 3.48m Earth floor. Electrics. **Room 3** 2.340 x 2.28m

Chicken Shed 2.38 x 1.86m

Wooden Lean-to

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Stone staircase to the side leading to a room 5.75 x 3.76m wooden floor, electrics and window to south elevation. Wooden door to the side elevation leading to:

Workshop 3.70 x 3.31m Earth floor. Wood storage. Old hot water cylinder. Exposed beams. Door to:

Room 5.44 x 4.08m WC. 2 windows to front elevation. Door to:

Living Room 5.50 x 5.32m Part glazed door and window to south and window to north elevations. Flagstone flooring. Open fireplace. Ceramic sink with cupboard under.

On the First Floor - (approached via ladder)

Bedroom 1 5.44 x 4.09m Fireplace. 2 windows to south elevation. Wooden flooring.

Bedroom 2 5.49 x 2.38m Fireplace. Window to south elevation. Wooden flooring. Built-in wardrobes. Doorway to:

Small Room 2.80 x 2.14m (ideal to make en-suite bathroom).

Landing Door to staircase to **loft area** divided into two: 3.70 x 3.15m and 10.09 x 3.70m

OUTSIDE :

Outbuilding 5.96 x 4.00m Constructed of stone under a corrugated iron roof. Earth floor.

Outbuilding 5.56 x 2.86m Constructed of stone under a corrugated iron roof. Stone staircase to one side. Electrics. Earth floor.

Small Outbuilding 2.67 x 2.43m Constructed of stone under a tin roof. Stone floor.

The **garden** is laid to lawn. **Orchard**. The land extends past the orchard and includes the land adjacent to the house across the lane.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone would need to be reconnected. Open fireplaces. Drainage to septic tanks (these will need to be replaced.)

FINANCIAL DETAILS :

Taxes Foncières : 828 € per annum

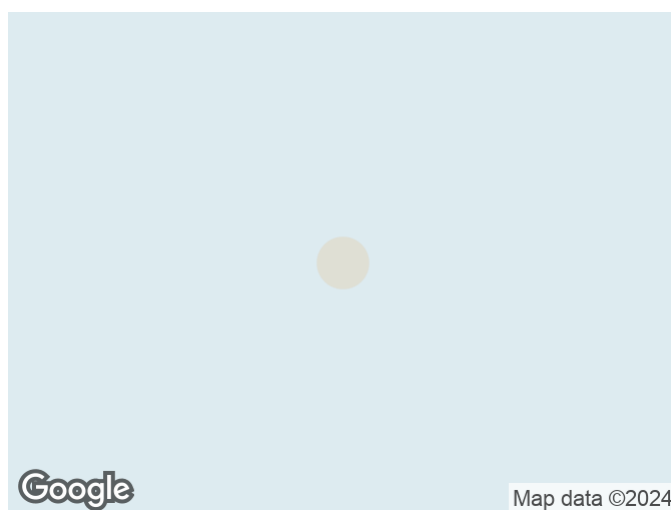
Summary

Property type:	Countryside house
Bedrooms:	2
Price	€145,000

Key Information

Land Area:	2.21 ha
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Location: Normandy



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