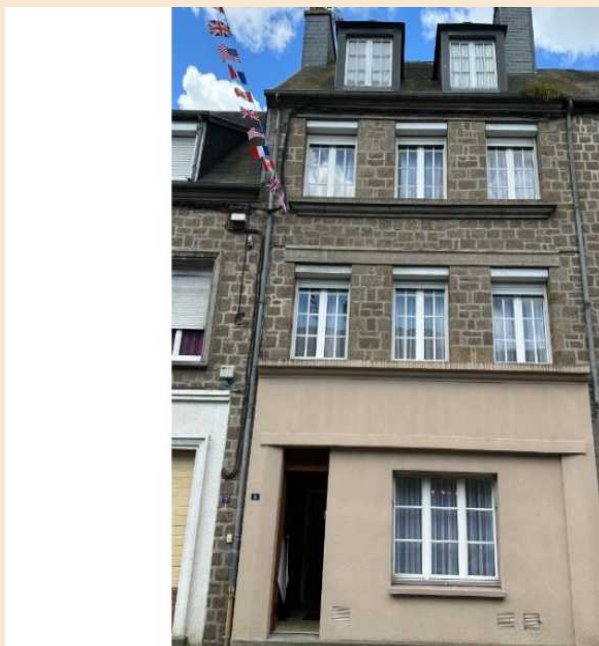


[Click to view MFH-NORF01865](#)

## Townhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



**€134,500**

inc. of agency fees

4 Beds   1 Baths   134 sqm   0.01 ha

Townhouse within walking distance of all amenities This townhouse benefits from spacious accommodation with potential to create further...

### At a Glance

Reference	MFH-NORF01865	Near to	Sourdeval	Price	€134,500
Bed	4	Bath	1	Hab.Space	134 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

### Property Description

Townhouse within walking distance of all amenities

This townhouse benefits from spacious accommodation with potential to create further accommodation on the third floor. There is a small enclosed courtyard garden.

It is in a Town with all amenities, including shops, bars, Schools, tennis courts, park, 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... pedaloes, 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.

here

THE ACCOMMODATION COMPRISES :

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

**Entrance Hall** 3.27 x 1.24m Partly glazed door to front elevation. Tiled floor. Cupboard housing electrics. Part small pane glazed door to:

**Inner Hall** 5.17 x 1.24m Tiled floor. Stairs to first floor. Door to stairs to basement.

**Lounge** 4.13 x 4.13m Window to front elevation. Coving. Opening to:

**Dining Room** 4.67 x 3.55m Coving. Radiator. Partly glazed double doors to rear garden.

**Kitchen/Breakfast Room** 6.03 x 2.48m Range of matching base and wall units. Double ceramic sink with mixer tap. Space and plumbing for dishwasher. Space and plumbing for washing machine and space for tumble drier. Radiator. Tiled worktops and splashback. Built-in oven and grill. Built-in fridge and freezer. Built-in 4-ring hob (2 gas and 2 electric) with extractor over. Window and partly glazed double doors to north elevation.

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

**Landing** Wood flooring. Radiator. Window to rear elevation. Stairs to second floor. Built-in cupboards.

**Master Bedroom** 8.80 x 4.13m (could easily be divided into 2 bedrooms as there are 2 doors from the landing). Wood flooring. 2 windows to front and 1 window to rear elevations. 2 radiators.

**"Jack & Jill" Bathroom** 2.99 x 1.81m Window to front elevation. Partly tiled walls. Bath with mixer tap. Vanity unit with glass-fronted cabinet over. Bidet.

**Cloakroom** Window to rear elevation. WC.

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

**Landing** Window to rear elevation. Built-in cupboard. Wood flooring. Door to stairs to loft.

**Bedroom 2** 4.07 x 3.41m Window to rear elevation.

**Bedroom 3** 4.03 x 3.64m 2 windows to front elevation. Wood flooring. Radiator. Telephone socket.

**Study/Bedroom 4** 2.99 x 1.81m Window to front elevation. Radiator.

### **On the third floor -**

**Landing** Wood flooring. Window to rear elevation.

**Room 1** 3.18 x 2.34m Window to front elevation. Wood flooring. Sloping ceiling.

**Room 2** 6.36 x 3.10m Window to front and rear elevations. Sloping ceiling. Wood flooring.

### **In the Basement -**

Hot water cylinder. Boiler. Oil storage tank.

Wine Cellar.

### **OUTSIDE :**

There is a fully enclosed courtyard garden with mature shrubs.

**Outside Cloakroom** Tiled floor. WC. Partly tiled walls.

### **ADDITIONAL INFORMATION :**

Mains water, mains drainage, electricity and telephone are connected. Fibre optic internet available. Oil fired central heating. Double and single glazed windows with shutters.

### **FINANCIAL DETAILS :**

Taxes Foncières : 455€ per annum

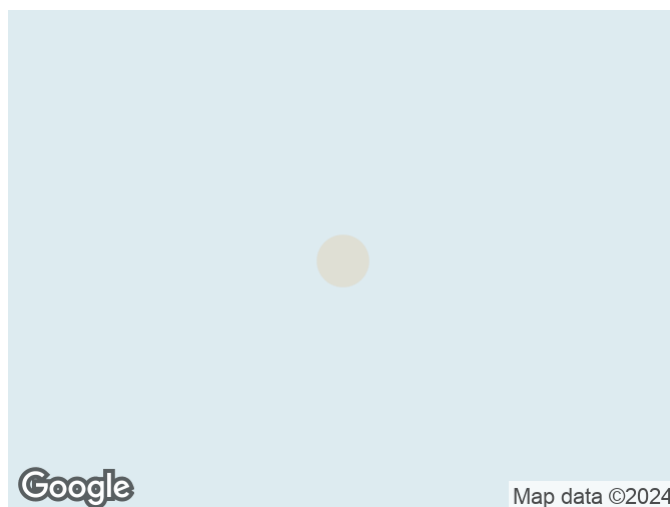
## Summary

Property type:	Town house
Bedrooms:	4
Bathrooms	1
Price	€134,500

## Key Information

Internal Area:	134 sqm
Land Area:	0.01 ha

## Location: Normandy



## Gallery

















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**S. and L. BROWN**



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