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Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€383,500

inc. of agency fees

7 Beds 3 Baths 315 sqm 0.28 ha

Two spacious detached houses set in grounds of nearly 3/4 acre Both houses are ready to move straight into and are very well appointed...

At a Glance

Reference	MFH-NORF01867	Near to	Sourdeval	Price	€383,500
Bed	7	Bath	3	Hab.Space	315 sqm
Land	0.28 ha	Pool	No	Land Tax	N/A

Property Description

Two spacious detached houses set in grounds of nearly 3/4 acre

Both houses are ready to move straight into and are very well appointed and maintained. Since 2015 the main house has had the kitchen replaced, gas fired central heating installed, insulation and the first floor has

been re-arranged. It has just been redecorated and has had a new all water septic tank. The second house was completely renovated from a barn in about 2005. It would suit someone wishing to let out one of the properties as a gîte or for friends or family buying a property together.

It is on the outskirts of 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 IN THE MAIN HOUSE COMPRISES :

On the Ground Floor -

Dining Room 5.73 x 4.80m Partly glazed door and window to south and window to north elevations. Wood flooring. 2 radiators. stairs to first floor with cupboard under. Granite fireplace with woodburner.

Kitchen/Breakfast Room 5.66 x 4.08m Partwood and part tiled floor. Radiator. Window to south and north elevations. Range of matching base and wall units. Space and plumbing for washing machine. Built-in double oven. Electric induction hob with extractor hood over. Granite worktops. Cupboard housing electrics. Double sink with mixer tap. Space for free-standing fridge/freezer. Granite island breakfast bar.

Lounge 6.50 x 5.42m Sliding patio doors to south and window to west elevations. 2 radiators. Tiled floor. Exposed stone wall. Stairs to first floor and stairs to basement.

In the basement -

Study 5.14 x 3.67m Window to south elevation. Laminate flooring. Convector heater.

Boiler Room Tiled floor. Boiler. Storage.

On the First Floor -

Landing Velux window to rear elevation.

Bedroom 1 4.16 x 2.88m Window to west elevation. Built-in wardrobe. Laminate flooring. Radiator.

Bedroom 2 5.28 x 3.54m Window to south and west elevations. Laminate flooring. Radiator. Built-in wardrobe.

Bedroom 3 2.88 x 2.56m Wood flooring. Velux window to front elevation. Sloping ceiling. Radiator. Recess for wardrobe.

Cloakroom Vanity basin. WC. wood flooring. Extractor.

Master Bedroom 5.83 x 2.50m (max) Wood flooring. Sloping ceiling. Radiator. Window and 2 Velux windows to front and elevation.

Shower Room 3.53 x 2.04m Vanity basin with mirror and light over. Window to east elevation. Tiled floor. Sloping ceiling. Large shower. Heated towel rail. WC. Extractor.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the ground floor -

Open-plan Kitchen/Dining Room 6.45 x 5.66m Glazed door to north, window to west and east elevations. Exposed beams. Tiled floor. Exposed stone walls. Range of matching base and wall units including display unit. Built-in fridge and dishwasher. Space for range style cooker with extractor hood over. Worktops with tiled splashback. Ceramic sinks with mixer tap. Convector heater.

Shower Room 2.82 x 2.54m Window to north elevation. Shower, Tiled floor. Space and plumbing for washing machine with worktop over.. Space for fridge/freezer. **Cloakroom** Half tiled walls and tiled floor. WC. Hand basin. Extractor. Window to north elevation.

Lounge 6.97 x 6.48m Opening to kitchen/dining room. Glazed door to south, glazed double doors and window to west elevations. Wood flooring. Central heating thermostat. Exposed beams. 2 convector heaters. Granite fireplace with woodburner.

On the First Floor -

Split Landing Wood flooring. Exposed beams. Window to east elevation. Convector heater. Access to loft.

Bathroom 3.72 x 2.71m Large shower. Wood flooring. tiled walls. Pedestal basin. Large bath with mixer tap. Exposed beams. Velux window to rear elevation. Cupboard housing hot water cylinder. Heated towel rail. Extractor.

Bedroom 1 5.58 x 3.68m Window to north and west elevations. Wood flooring. Convector heater. Exposed beams. Built-in wardrobe.

Bedroom 2 4.40 x 1.80m Window to west elevation. Exposed beams. Sloping ceiling. Wood flooring.

"L" shaped Bedroom 3 4.89 x 4.78m (max) Velux window to east and window to south elevations. Wood flooring. Sloping ceiling. Exposed beams. Convector heater.

OUTSIDE :

The garden is laid to lawn. Vegetable garden. Mature trees and shrubs. Large gravel parking and turning area.

Small stone outbuilding (former bread oven) 4.13 x 2.77m Now used as a **gym**. Window and door to front elevation. Concrete floor. Power and light.

Garage/Store Room 4.78 x 2.28m Constructed of block. Double doors to front end pedestrian door to side elevations. Wooden shed to the rear.

Separate wooden shed to the rear of the house.

ADDITIONAL INFORMATION :

Mains water, electricity (separate supplies to both properties) and telephone are connected. Fibre optic internet. Gas fired central heating in the main house and 2 woodburners. Electric heating and a woodburner in the gîte. Double glazed windows. The septic tank for the main house was replaced in 2024 and the one for the gîte was installed around 2005.

FINANCIAL DETAILS :

Taxes Foncières : 2,017€ per annum

Taxe d'habitation : € per annum

Asking price : 383,500€ including Agency fees of 23,500€. In addition the buyer will pay the Notaire's fee of 26,700€

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 1 348€ and 1 824€ for the main house and 1

836€ and 2 484€ for the second house 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)

A full Energy Audit has been carried out at this property.

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

Property Ref : SIF - 001867

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	3
Price	€383,500

Key Information

Internal Area:	315 sqm
Land Area:	0.28 ha

Location: Normandy



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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