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Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€129,000

inc. of agency fees

3 Beds 1 Baths 81.77 sqm 1.11 ha

Farmhouse with outbuildings and almost 3 acres of land The property is in a quiet rural hamlet and offers potential to extend into...

At a Glance

Reference MFH-NORF01871
Bed 3
Land 1.11 ha

Near to Sourdeval
Bath 1
Pool No

Price €129,000
Hab.Space 81.77 sqm
Land Tax N/A

Property Description

Farmhouse with outbuildings and almost 3 acres of land

The property is in a quiet rural hamlet and offers potential to extend into the adjoining barns, if required. The majority of the land is to the front of the property. The substantial barns are ideal for agricultural use or

for someone wishing to work from home, car or caravan storage, etc. There is the possibility of purchasing an additional field, subject to negotiation.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, near the market town of Sourdeval. 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 MAIN HOUSE COMPRISES:

On the Ground Floor -

Kitchen/Dining Room 5.87 x 3.71m Partly glazed door and side panel and window to front elevation. Tiled floor. 2 radiators. Door to stairs to first floor with cupboard under. Kitchen area with range of matching base and wall units. Ceramic sink with mixer tap. Space and plumbing for dishwasher. Space for cooker with extractor fan over. Boiler. Triple doors to:

Lounge 5.83 x 3.32m Window to rear elevation. Tiled floor. Radiator. Fireplace with open hearth.

Utility Room 6.84 x 2.94m Partly glazed door and side panel to front elevation. Ceramic sink with mixer tap. Space and plumbing for washing machine. Electric meter and fuse board. Hot water cylinder. Built-in cupboards.

Cloakroom Tiled floor. WC.

On the First Floor -

Landing Wood flooring.

Shower Room 1.89 x 1.72m Window to rear elevation. Radiator. Vanity basin with mirror and light over. Shower. Partly tile walls.

Cloakroom WC.

Bedroom 1 3.87 x 2.89m Wood flooring. Window to rear elevation. Radiator. Built-in wardrobe.

Bedroom 2 6.02 x 4.59m (max) 2 windows to front elevation. Wood flooring. 2 radiators. Ornamental fireplace. Built-in wardrobe. Ceiling rose.

THE ACCOMMODATION IN THE ANNEXE COMPRISES :

Living Room 6.66 x 4.67m Window to front and west elevations. Granite fireplace.

Bedroom 3.67 x 1.76m Window to rear elevation. Wood flooring.

OUTSIDE :

Attached Barn/Garage 7.50 x 5.40m (Ideal for camping car). Sliding metal door to front elevation with pedestrian door inside. Boiler. Oil storage tank. Stairs to :

First the Floor: Mezzanine 5.56 x 3.38m Window to rear elevation. Exposed stone walls. Wood flooring. **Stairs to second floor.**

Games Room 5.58 x 4.16m 2 windows to front elevation. Wood flooring Exposed stone walls.

On the Second floor: Room 1 5.77 x 4.38m Skylight and window to front and skylight to rear elevations. Wood flooring. Exposed "A" frame and stone walls. Doorway to:

Room 2 6.28 x 4.38m Skylight and window to front and skylight to rear elevations. Wood flooring. Exposed "A" frame and stone walls.

FARM BUILDINGS :

Block built Store Room 3.72 x 2.94m Sliding door. Concrete floor.

2 Silo Bays

Milking Parlour 6.03 x 3.57m

Attached Barn 6.48 x 6.37m Gate to west elevation.

Detached 2-storey stone and block building with slate roof:

Room 1 5.24 x 5.02m Cider room. Pedestrian door to front elevation. Cider press.

Stable 5.68 x 4.85m Concrete floor. **Old bread oven.** 2 pedestrian doors to front elevation. Concrete floor.

Attached Open-Fronted Barn 14.84 x 8.28m

Concrete yard.

The **garden** is laid to lawn with mature shrubs and trees. Enclosed **vegetable garden**.

Orchard and paddock.

Small stone building with slate roof, divided into **small stable** and **chicken coop** with run.

Old Bakery 5.09 x .02m Granite fireplace. Pedestrian door and window to front and window to rear elevations. Access to loft over.

ADDITIONAL INFORMATION :

Mains water and electricity are connected, with telephone and broadband available. Drainage is to a septic tank installed in 1974 which will not conform to current regulations. Heating is provided by an oil and wood fired boiler to individual radiators. There is a solid fuel cooker and wood burner. A mix of double and single glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 400€ per annum

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€129,000

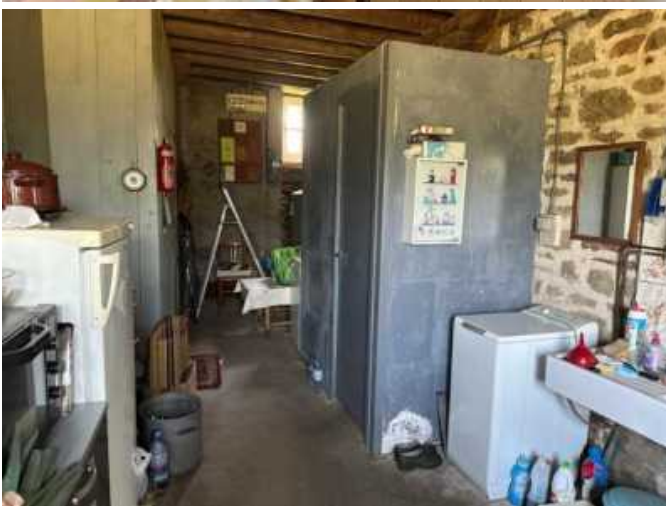
Key Information

Internal Area:	81.77 sqm
Land Area:	1.11 ha

Location: Normandy



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