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Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€177,000

inc. of agency fees

3 Beds 2 Baths 103 sqm 0.06 ha

Attractive stone and brick built tastefully renovated country house with garden This property is in a complex on an an old mill site...

At a Glance

Reference	MFH-NORF01905	Near to	Sourdeval	Price	€177,000
Bed	3	Bath	2	Hab.Space	103 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

Attractive stone and brick built tastefully renovated country house with garden

This property is in a complex on an an old mill site in a river valley with salmon and trout fishing and comprising six buildings for residential use, courtyards or gardens included in the communal areas but for

private use, and various communal areas comprising green spaces, roads, access routes, parking spaces and surrounding land. It is in a stunning position, ideal for those seeking complete peace and quiet. The accommodation is arranged over 3 floors with a basement and is ready to move into.

The house 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.

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THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Kitchen/Dining Room 5.12 x 4.83m Double wooden doors and window to south and 2 windows to rear elevations. Radiator. Fireplace with woodburner. **Stairs to first floor.** Inset spotlights. Range of matching base units. Space for under-counter washing machine, fridge and freezer. Space under plumbing for dishwasher. Sinks with mixer tap. Built-in oven and 4-ring electric hob. Worktops and breakfast bar. Extractor.

Lounge 4.84 x 3.62m Window to front and rear elevations. fireplace with woodburner. Radiator. Ceiling rose.

On the First Floor -

Landing Window to front and rear elevations. **Stairs to second floor.** Inset spotlights.

Bedroom 1 4.84 x 3.59m Window to front and rear elevations. Ornamental fireplace. Radiator. Ceiling rose and coving.

Family Shower Room 3.10 x 1.77m Window to rear elevation. Tiled floor and partly tiled walls. Shower. WC. Vanity basin. Heated towel rail. Inset spotlights.

Bedroom 2 3.32 x 3.02m Window to rear elevations. Ceiling rose. Radiator.

On the Second Floor -

Bedroom 3 7.42 x 2.56m Window to front and rear, skylights to east and west elevations. Sloping ceiling.

Exposed "A" frame. Clothes hanging rail. Radiator.

En-Suite Bathroom Claw foot bath with mixer tap/shower fitment. Suspended WC. Tiled floor. Vanity unit. Heated towel rail. Extractor.

In the Basement - 9.02 x 5.00m Double doors and 2 windows to rear elevation. Concrete floor. Power and light.

OUTSIDE :

Enclosed garden with mature hedges, laid to lawn. Further area of lawn to the side of the property and **parking**.

ADDITIONAL INFORMATION :

Mains electricity and water are connected. Telephone line is available but not currently in use. Drainage is to an all water septic tank. Heating is provided by individual, electric convector heaters and there are also 2 wood burners. Hot water is provided via an electric cylinder tank. Single glazed windows throughout.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 830 € per annum

Taxe d'habitation : € per annum (means tested)

Annual maintenance charge : Approx. 1,000€ per year including water, Building insurance and maintenance of communal areas.

Asking price : 177,000€ including Agency fees of 12,000€. In addition the purchaser will pay the Notaire's fees of 13,300€

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 2 220€ and 3 004€ 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)

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 – 001905

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€177,000

Key Information

Internal Area:	103 sqm
Land Area:	0.06 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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