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House for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€150,000

inc. of agency fees

3 Beds 1 Baths 96 sqm 0.04 ha

Bungalow with enclosed garden within walking distance of all amenities in a pretty market town. This property was built in 1981 over...

At a Glance

Reference	MFH-NORF01908	Near to	Sourdeval	Price	€150,000
Bed	3	Bath	1	Hab.Space	96 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

Property Description

Bungalow with enclosed garden within walking distance of all amenities in a pretty market town

This property was built in 1981 over a basement and is about 500m from the town in a quiet residential area. It benefits from a recently fitted shower room with disabled access. It can be lived in entirely on the ground floor but there is a guest bedroom and potential to create additional bedrooms on the first floor.

It is in the centre of the 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... pedaloos, 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 Partly glazed door to east elevation. Tiled floor. Radiator. Door to basement. **Door to stairs to first floor.** Built-in cupboard.

Kitchen/Breakfast Room 3.73 x 3.04m Window to front elevation. Tiled floor. Range of matching base and wall units. Tiled worktops and splashback. Double ceramic sink with mixer tap. 4-ring gas hob with extractor over. Built-in oven and dishwasher. Space for upright fridge/freezer. Radiator.

Lounge/Dining Room 6.60 x 3.74m 2 pairs of partly glazed double doors to east elevation. Tiled floor. Radiator. Fireplace with open hearth. Telephone socket.

Bedroom 1 3.50 x 3.19m Window to rear elevation. Radiator.

Cloakroom Window to west elevation. WC. Hand basin.

Shower Room 2.54 x 1.98m Tiled floor and partly tiled walls. Obscure glazed window to rear elevation. Large shower suitable for handicapped person. Heated towel rail. Twin vanity unit with mirror and light over. Extractor.

Bedroom 2 3.51 x 2.95m Window to south elevation. Radiator. Telephone socket.

On the First Floor -

Landing/Study Area 3.96 x 2.78m (max) Sloping ceiling.

Bedroom 3 3.99 x 3.59m Window to south elevation. Sloping ceiling. Convector heater.

Loft Area Window to north elevation.

In the Basement -

Utility Area 7.59 x 3.61m (max) Sink unit with mixer tap. Space and plumbing for washing machine. Hot water cylinder. Telephone socket. window to west elevation. Stairs to ground floor.

Wine Store 3.61 x 3.30m

Tandem Garage 11.06 x 3.83m OPVC sliding door to south and window to west elevations. Concrete floor. Power and light. Fuseboard.

OUTSIDE :

The **garden is fully enclosed** and laid to lawn with mature hedges and shrubs. A pedestrian gate in the front of the property gives access to a path to the front door.

To the side of the property, a **tarmac drive leads down to the garage** in the basement. The **rear garden** is laid to lawn.

ADDITIONAL INFORMATION :

Mains water, drainage and electricity are connected along with the telephone. Fibre optic broadband is available. Individual electric heating to radiators and there is a working open fire. Hot water is provided via a cylinder tank. A mixture of single and double glazed windows, with electric shutters to the front.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : Means tested

Asking price : 150,000€ including Agency fees of 10,000€. In addition the buyer will need to pay the Notaire's fee of 11,600€

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 1 650€ and 2 300€ 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)

SIF – 001908

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€150,000

Key Information

Internal Area:	96 sqm
Land Area:	0.04 ha

Location: Normandy



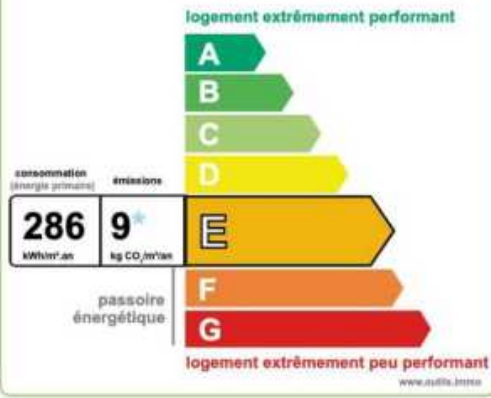
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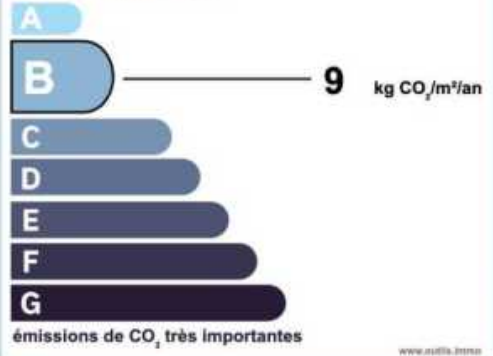
Performance énergétique



Performance climatique

* Dont émissions de gaz à effet de serre

peu d'émissions de CO₂



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