

[Click to view MFH-NORF01915](#)

## Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €150,000

inc. of agency fees

5 Beds    1 Baths    162 sqm    0.13 ha

5 bedroom house with gîte for sale in Normandy in a quiet rural hamlet which is only a few minutes drive from a small market Town....

### At a Glance

<b>Reference</b>	MFH-NORF01915	<b>Near to</b>	Sourdeval	<b>Price</b>	€150,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	162 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

5 bedroom house with gîte for sale in Normandy in a quiet rural hamlet which is only a few minutes drive from a small market Town.

The property benefits from light and versatile accommodation; partial double glazing and a well equipped

kitchen/breakfast room. There is a downstairs study/studio which could be used as a bedroom. It would be ideal for someone wishing to work from home.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, a few kilometers 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.

here

#### THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

##### **Covered Porch**

**Entrance Hall** 2.28 x 2.27m Half glazed door and side panel to front elevation. Tiled floor. Radiator. Built-in cupboard. Window to front elevation. Stairs to first floor. Telephone socket.

**Lounge** 6.28 x 4.37m Window to front and rear elevations. Tiled floor. Exposed granite wall. Granite fireplace with woodburner. Exposed beams. 2 radiators.

**Kitchen/Dining Room** 5.20 x 3.20m Window to front and west elevations. Tiled floor. Oak kitchen with range of matching base and wall units including display unit. Worktops and tiled splashbacks. Butler sink with mixer tap. Space for range style cooker. Cupboard housing electrics. Exposed beams. Space and plumbing for dishwasher. Space for free standing fridge/freezer. Pelmet lighting.

**Inner Lobby** 2.01 x 1.97m Tiled floor. Built-in cupboards. Exposed beam.

**Boiler Room/Utility Room** 2.81 x 1.86m Boiler. Plumbing for washing machine. Exposed stone walls and exposed beams. Tiled floor.

**Shower Room** 2.93 x 2.24m Window to rear elevation. Tiled floor. Vanity unit with cupboards. Radiator. WC. Large shower unit.

**Study/Bedroom** 5.77 x 2.98m Windows to rear and east elevations. Glazed double doors and side panel to west elevation. Laminate flooring. Inset spotlights. Fitted base units. Stainless steel sink unit with mixer tap.

**Storage Room** Glazed door to west elevation. Oil storage tank.

## **On the First Floor -**

**Landing** Stairs to second floor. Window to rear elevation.

**Bedroom 1** 5.36 x 4.87m Window to front, rear and west elevation. Sloping ceilings. Exposed beams. Exposed stone wall.

**Bedroom 2** 2.50 x 2.45m Window to front elevation. Radiator. Built-in wardrobes.

**Bedroom 3** 3.41 x 2.89m Window to east and front elevations. Radiator.

**Bedroom 4** 4.29 x 3.04m Window to front elevation. Radiator.

**Cloakroom** WC. Pedestal basin with tiled splashback.

## **On the Second Floor -**

**Bedroom 5** 6.30 x 4.50m Window to front elevation. Exposed "A" frame. Sloping ceilings. Built-in wardrobes.

## **THE ACCOMMODATION IN THE GÎTE COMPRISES :**

### **On the ground floor -**

**Open plan living room/kitchen** : 7.00 x 4.47m 2 pairs of glazed double doors to north elevation. Granite fireplace with raised hearth and woodburner. 2 Windows and glazed door to east elevation. Tiled floor. Range of white base and wall units. Worktops and tiled splashbacks. Space for free standing cooker and fridge/freezer. Stairs to first floor.

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

**Bedroom** 7.00 x 4.20m Window to north elevation. Wood flooring. Sloping ceiling.

**En-Suite Shower room** - WC. Pedestal basin. Tiled floor and half tiled walls. Sloping ceiling.

## **OUTSIDE :**

A gravel drive leads to parking and turning space and to the garage behind the house. The garden is laid to lawn and enclosed by mature hedging. Stone terrace. Flower and shrub borders.

**Detached Garage/Workshop** 11.00 x 7.27m Sliding metal door. Space for 2 or 3 cars. Inspection pit. Power and electric light.

**ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Drainage to an all water septic tank. Oil fired central heating. Broadband internet connection available.

**FINANCIAL DETAILS :**

Taxes Foncières : Approx. 620€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€150,000

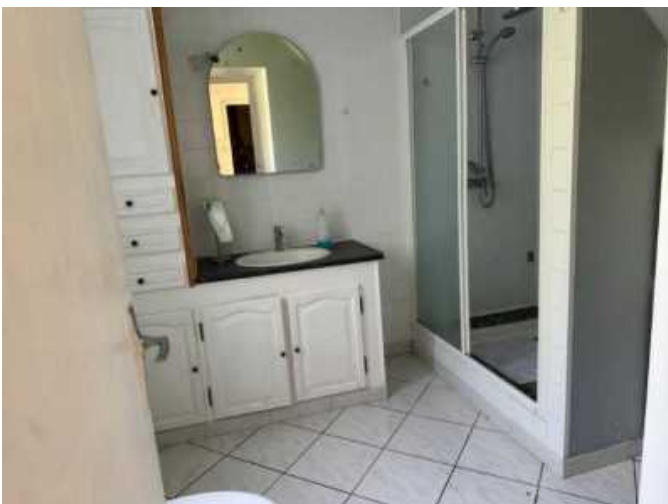
## Key Information

Internal Area:	162 sqm
Land Area:	0.13 ha

## Location: Normandy



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates