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## Farmhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €325,000

inc. of agency fees

7 Beds   2 Baths   244 sqm   1.95 ha

Large 5 bedroom detached house and separate 2 bedroom gîte with beautiful gardens in just under five acres This house has been a much...

### At a Glance

|                  |               |                |           |                  |          |
|------------------|---------------|----------------|-----------|------------------|----------|
| <b>Reference</b> | MFH-NORF01926 | <b>Near to</b> | Sourdeval | <b>Price</b>     | €325,000 |
| <b>Bed</b>       | 7             | <b>Bath</b>    | 2         | <b>Hab.Space</b> | 244 sqm  |
| <b>Land</b>      | 1.95 ha       | <b>Pool</b>    | No        | <b>Land Tax</b>  | N/A      |

### Property Description

Large 5 bedroom detached house and separate 2 bedroom gîte with beautiful gardens in just under five acres

This house has been a much loved family home for over 30 years. The present owners used to open the gardens to visitors. It is beautifully landscaped and productive with grow your own fruit and vegetables in

well established areas. There is also an orchard and paddock. The detached gîte has plenty of character and is set well away from the main house, with its own private garden.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, a short 8 minute drive from the town of Sourdeval which offers every amenity including two banks and supermarkets, boulangeries, a pharmacy, bars and a restaurant. 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 IN THE MAIN HOUSE COMPRISES:**

### **On the Ground Floor -**

**Conservatory/Garden Room** 4.58 x 3.88m Windows to south and north, sliding patio doors to west, and partly glazed door and side panel to north elevations. Convectur heater. Tiled floor. Opening to:

**Lounge/Dining Room** 9.36 x 5.23m Tiled floor. 2 windows to west and stained glass window to east elevations. 2 radiators. Granite fireplace. Exposed stone wall and beams.

**Kitchen/Breakfast Room** 4.90 x 3.52m Window and Velux window to east and window to south elevations. Tiled floor. Convectur heater. Range of matching base units with worktops and tiled splashback over. Double ceramic sink with mixer tap. Space for free-standing range-style cooker with tractor hood over. Space for free-standing fridge/freezer. Built-in convectur heaters.

### **Inner Hall**

Tiled floor. Partly glazed door to north elevation and garden. Space and plumbing for washing machine. Hot water cylinder. Fuse board.

**Cloakroom** Window to east elevation. Tiled floor and partly tiled walls.

**Wet Room** 3.67 x 2.01m Window to north and Velux window to east elevations. Fully tiled. Large walk-in shower. Pedestal basin. Convectur heater.

**Entrance Hall** Partly glazed door to west elevation. Tiled floor. **Stairs to first floor.**

**Bedroom 1/Study** 5.10 x 2.53m Window to west elevation. Laminate flooring. Electric radiator. Built-in wardrobes.

## **On the First Floor -**

**Landing** Wood flooring. Sloping ceiling. Built-in cupboards.

**Bedroom 2** 3.76 x 3.53 (max) Velux window to south and window to west elevations. Wood flooring. Built-in wardrobes. Sloping ceiling.

**Bedroom 3** 4.49 x 3.12m Built-in shelving. Convector heater. Wood flooring. Sloping ceiling. Velux window to east elevation.

**Mezzanine/Study Area** 3.95 x 1.50m Velux window to north elevation. Wood flooring. Sloping ceiling.

**Bedroom 4** 5.19 x 2.08m Velux window to west and window to south elevations. Wood flooring. Sloping ceiling. Convector heater. Exposed stone chimney breast.

**Bedroom 5** 5.26 x 1.72m (min) Velux window to east and window to south elevations. Wood flooring. Sloping ceiling.

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

### **On the Ground Floor -**

**Lounge/Dining Room** 6.00 x 5.29m Window and partly glazed door to south elevation. Tiled floor. Exposed stone walls and beams. Granite fireplace with woodburner. Convector heater. Stairs to first floor with cupboards under. Fuse board.

**Kitchen** 3.37 x 2.91m Partly glazed door and side panel to south, and window to west elevations. Exposed stone wall. Tiled floor. Convector heater. Double ceramic sink with mixer tap. Built-in cupboards. Space for free-standing cooker and upright fridge/freezer. Space and plumbing for washing machine. Extractor.

**Bathroom** 2.91 x 1.89m Window to north elevation. Fully tiled. Bath with mixer tap/shower fitment. Extractor. Wall-mounted heater. Exposed stone wall. Vanity basin. Door to:

**Cloakroom** Tiled floor and partly tiled walls. WC. Window to north elevation. Extractor.

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

**Landing** Wood flooring.

**Bedroom 1** 3.97 x 3.40m Sloping ceiling. Exposed "A" frame. Convector heater. Exposed stone wall and chimney breast. Wood flooring. Window to west and south and skylight to north elevations.

**Bedroom 2** 4.85 x 3.07m Wood flooring. Convecter heater. Window to front elevation. Hatch to loft. Cupboard housing hot water cylinder and VMC.

### **OUTSIDE :**

The property is approached via a gravel drive with 2 parking areas. The gardens are beautifully landscaped with numerous plants, shrubs and flower beds, producing fruit trees and bushes and a vegetable garden with a polytunnel. There is a garden shed and storage area. A second one is attached to the rear of the gîte. The main part of garden is laid lawn. There is a reed bed and two ponds. Orchard, area of woodland and paddock.

### **ADDITIONAL INFORMATION :**

Mains water and electricity are connected along with the telephone. Fibre optic broadband is available in the main house. Drainage is to two septic tanks. Heating is provided via electric radiators and a separate wood burner. Hot water is via an electric cylinder tank. The majority of the windows are double glazed.

### **FINANCIAL DETAILS :**

Taxes Foncières : 1,090€ per annum

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 7                 |
| Bathrooms      | 2                 |
| Price          | €325,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 244 sqm |
| Land Area:     | 1.95 ha |

## Location: Normandy

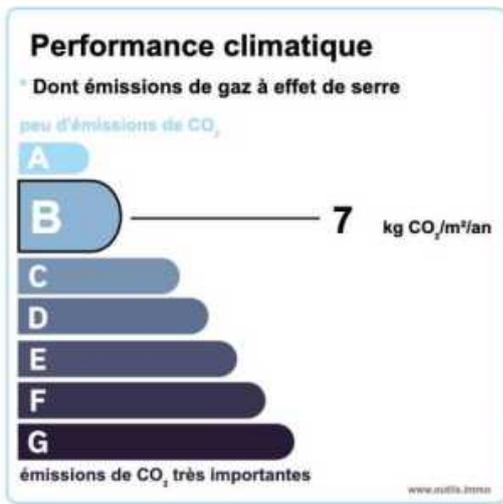


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