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Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€171,000

inc. of agency fees

4 Beds 2 Baths 175 sqm 0.23 ha

Detached house with annexe and half an acre This house is situated in quiet rural hamlet. Over the last 13 years the owners have...

At a Glance

Reference	MFH-NORF01980	Near to	Sourdeval	Price	€171,000
Bed	4	Bath	2	Hab.Space	175 sqm
Land	0.23 ha	Pool	No	Land Tax	N/A

Property Description

Detached house with annexe and half an acre

This house is situated in quiet rural hamlet. Over the last 13 years the owners have considerably upgraded the main property which has been re-wired, the bathrooms have been replaced and had new plumbing, new

floors and walls and new insulation. The woodburner has had a new flue liner, new laminate flooring has been fitted and the house has been re-decorated. There is an internal connecting door to the attached gîte which is used for storage at present. It requires re-decorating and could be used as an extension to the existing accommodation or as a self-contained gîte or annex.

It is situated a 5 minute drive from the bustling market town of Sourdeval with bars, restaurants and shops. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. The beaches on the west coast are an hour's drive away and it is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. The nearest train station is at Vire (8 miles) from where you can take a fast train to Paris.

here

THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Entrance Partly glazed door to front elevation. Tiled floor.

Lounge 5.60 x 4.96m Granite fireplace with raised hearth and woodburner. Window to front and rear elevations. Stairs to first floor with cupboards under, one housing the hot water cylinder. Laminate flooring. Exposed beams. Display recesses.

Kitchen/Dining Room 5.53 x 3.78m 2 windows to front and 1 window to rear elevations. Laminate flooring. Breakfast bar. Space for upright fridge/freezer. Double ceramic sink with mixer tap. Worktops and tiled splashback. Base and wall units. Inset spotlights. Built-in oven and induction hob with extractor over. Door to attached Gite.

On the First Floor -

Landing Window to front elevation. Laminate flooring. Sloping ceiling. Hatch to loft space.

Bedroom 1 4.90 x 4.13m Velux window to south and north elevations. Exposed stone chimney breast. Laminate flooring. Sloping ceiling. Door to:

Cloakroom Sloping ceiling. Heated towel rail. Vanity unit. WC. Tiled floor and partly tiled walls.

Bedroom 2 2.93 x 2.64m Velux window to front elevation. Sloping ceiling. Laminate flooring.

Shower Room 2.91 x 2.06m Velux window to rear elevation. Sloping ceiling. Heated towel rail. Shower.

Inset spotlights. Extractor.

Cloakroom Sloping ceiling. WC. Vanity unit. Heated towel rail. Tiled floor and partly tiled walls.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the Ground Floor -

Open-plan Lounge/Dining Room/Kitchen 7.20 x 5.91m Partly glazed "stable" door and 2 windows to front elevation. Granite fireplace with woodburner. Stairs to first floor. Base units. Partly tiled walls to kitchen area. Stainless steel sink unit with mixer tap. Hot water cylinder. Glazed double doors to:

Garden Room 3.17 x 3.15m Glazed double doors and 2 windows to east, and 3 windows to north elevations. Tiled floor.

On the First Floor -

Landing Laminate flooring.

Study/Bedroom 1 2.81 x 2.00m Laminate flooring. Window to east elevation. Hatch to loft. Sloping ceiling.

Bedroom 2 3.68 x 3.29m Window to east elevation. Sloping ceiling. Exposed beams and stone.

Bedroom 3 4.17 x 3.85m Window to south elevation. Sloping ceiling. Laminate flooring.

Bathroom 3.59 x 1.72m (max) Window to north elevation. Sloping ceiling. Exposed stone wall. WC. Pedestal basin. Bath with tiled surround, mixer tap/shower fitment, and screen.

OUTSIDE :

The driveway leads to the side of the house and the **Detached Garage** 6.25 x 3.78m Block walls. Sliding wooden doors to front and window to east elevations. Concrete floor. Pedestrian door.

Attached to the east gable of the house is a **shed** 3.18 x 3.12m Pedestrian door and window to south elevation. Power.

The garden is laid to lawn with mature trees and shrubs. Raised vegetable beds. BBQ. Stone patio. Pond.

There are a selection of fruit trees and bushes including cherry, pear, cider apples, Bramley apples, gooseberries, white berries, red currants, blackberries, hazelnuts, etc.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Fibre optic internet. Double glazed windows, except 2 in the annexe. Heating in the main house is provided by a woodburner. Drainage is to a septic tank which does not conform with current regulations.

FINANCIAL DETAILS :

Taxes Foncières : 1,383€ per annum

Taxe d'habitation : Means tested

Asking price : 171,000€ including Agency fees of 11,000€. In addition the buyer will pay the Notaire's fee of 13,000€

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 are between € and € 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 – 001980

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€171,000

Key Information

Internal Area:	175 sqm
Land Area:	0.23 ha

Location: Normandy



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