

[Click to view MFH-NORF01574](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€129,000

inc. of agency fees

2 Beds 1 Baths 67 sqm 0.32 ha

Renovated house with attached gîte to finish with 3/4 acre The property has been renovated over the last 17 years by the present...

At a Glance

Reference	MFH-NORF01574	Near to	Sourdeval	Price	€129,000
Bed	2	Bath	1	Hab.Space	67 sqm
Land	0.32 ha	Pool	No	Land Tax	N/A

Property Description

Renovated house with attached gîte to finish with 3/4 acre

The property has been renovated over the last 17 years by the present owners and now offers comfortable accommodation over 2 floors with double glazed wood frame windows, and a large garden. The house and

gîte have separate water and electricity meters. Ideal as a home and income the gîte will need finishing and is the mirror image of the main house.

This house is situated in the southwest of Normandy, near the borders of Manche and Calvados, 3 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 20 minutes drive, as is the Saint Sever forest.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Dining Room 4.94 x 3.18m Window to front and glazed double doors to rear elevations. Tiled floor. Hot water cylinder. Electrics. Range of matching base units. Space for free standing cooker and under counter fridge. Worktops and tiled splash-backs. Stainless steel sinks with mixer tap. Integrated fridge.

Lounge 5.42 x 4.56m Stairs to first floor with cupboard under. Tiled floor. Window and glazed double doors to front and window to rear elevations. Exposed stone wall and beams. Granite fireplace with wood-burner.

On the First Floor -

Landing Exposed beams. Sloping ceiling. Velux window to rear elevation.

Bedroom 1 4.65 x 3.61m Window to front elevation. Exposed beam and stone recess. Walk-in wardrobe.

Bedroom 2 3.24 x 3.14m Velux window to front elevation. Stone recess.

Shower Room Pedestal basin. Velux window to rear elevation. WC. Large shower. Sloping ceiling.

OUTSIDE :

There is a parking space for two cars. The garden is laid to lawn with mature trees and shrubs. Large attached workshop.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Drainage is to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

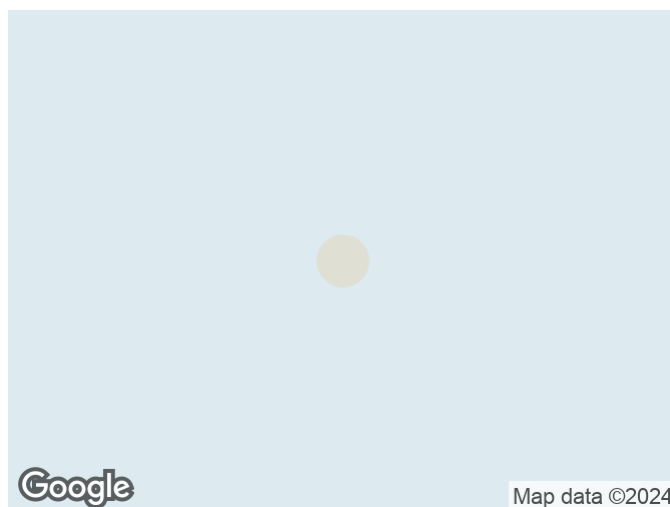
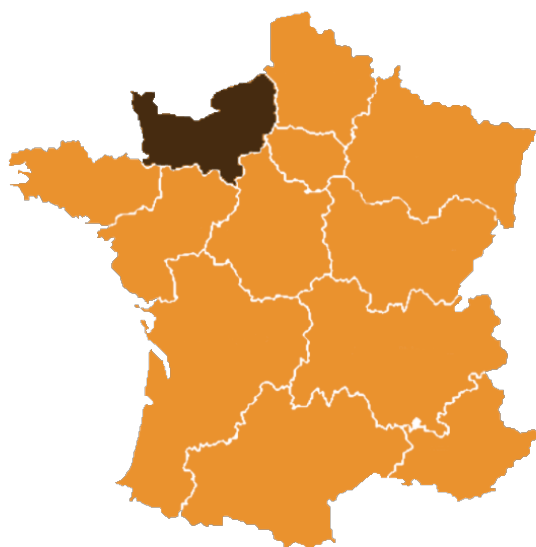
Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€129,000

Key Information

Internal Area:	67 sqm
Land Area:	0.32 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