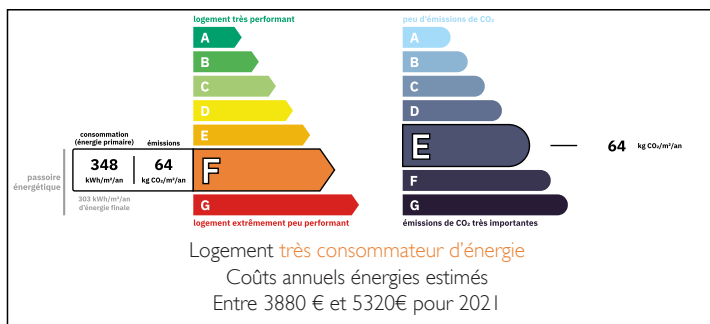


UNDER OFFER-Ideal rural location for a large house with annexe suitable for a letting. New heating required,



ENERGY - DPE



INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	4
Bath:	1
Floor:	179 m2
Plot Size:	1316 m2

IN BRIEF

A super location for a future permanent home for family in France with potential for a little revenue if wanted.

There is a delightful double aspect kitchen overlooking land to the south and west. There is a Character granite lintel in the very large lounge.

At the rear of the house on the groundfloor is a very useful space for a workshop, craft room, childrens room or and additional ground floor bedroom.

Stairs lead to 3 bedrooms on the first floor all sizeable, of which one is very large, 40 m². The converted loft above is also a huge 40 m², large and airy, a bonus room for a family guest room or simply storage.

The house benefits from a conforming septic tank, and mains water.

Double glazing and a new heating system required.

The gite is a separate...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A stone and breeze block house under a natural slate and fiber cement roof composed of:

- on the ground floor: entrance, fitted and equipped kitchen, living room with fireplace, boiler room, studio, storage room, bathroom, WC and shower.

- upstairs: four bedrooms and a WC

- above: a loft bedroom

* A gite in a detached building composed of:

- on the ground floor: kitchen, open dining room with fireplace

- upstairs: a bedroom and bathroom with WC.

Land kept naturally, and a garage.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 692 EUR

Taxe habitation: EUR

NOTES