

Beautiful 2 gites - stone house, large garden and great views



INFORMATION

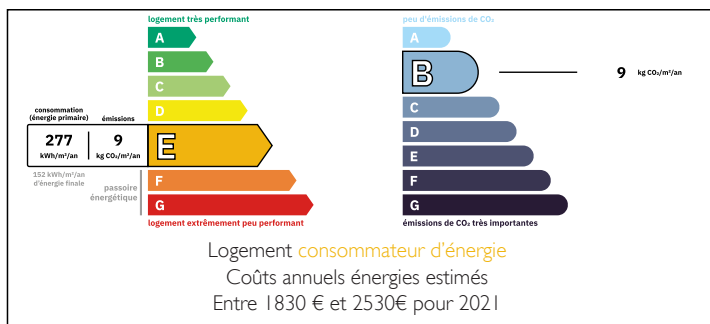
Town:	Sourdeval
Department:	Manche
Bed:	6
Bath:	3
Floor:	198 m2
Plot Size:	2947 m2

IN BRIEF

Escape to your own private paradise in this dreamlike stone house, featuring two luxurious holiday flats nestled on nearly 3000 square meters of scenic land. Completely renovated with good insulation, each apartment boasts the cozy charm of a wood-burning fireplace and the comfort of electric radiators. Stay connected with fibre optic internet while you unwind in this idyllic countryside getaway, the perfect retreat for hosting family and friends or generating rental income. Immerse yourself in nature's splendor at this enchanting estate, a rare gem offering rustic elegance and modern amenities in an unbeatable setting.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 960 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enjoy quiet village life and rental income in this beautiful stone house with 2 holiday flats. Located in charming Vengeons, this unique property features two fully renovated dwellings, each with separate entrances and gardens. The spacious 2947sqm plot offers ample room for gardening, animals, and play, with stunning views of the surrounding countryside. Great hiking trails are right nearby.

The 189sqm of living space is split between two stone-built, slate-roofed houses.

The first includes a kitchen/living room, landing, bath, two bedrooms and an attic room.

The second has a kitchen/living room, bedroom and shower on the ground floor, a first floor bedroom, and a garden level with guest room, shower, storage and living room.

A well and gravel drive complete the exterior.

Shopping is just a 5-10 minute drive.

This special property is perfect for those seeking a peaceful retirement with rental income potential. The traditional architecture and beautiful renovation showcase the finest in French village living. Whether you rent out both units, live in one and rent the other, or simply enjoy the entire property yourself, this stone house offers flexibility and tranquility in a highly desirable location. Don't miss this opportunity to make this unique countryside retreat your own.

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