

OFFER ACCEPTED Charming 3/4 bed property, full of character, gardens & barn with outline planning!

EXCLUSIVE

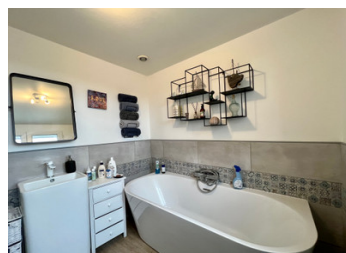


## INFORMATION

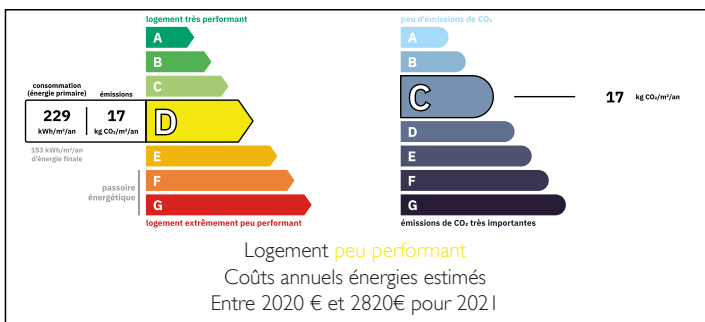
Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	2734 m2

## IN BRIEF

Situated in a peaceful spot with far reaching views, this property is very well presented and ready to move into. Restored over the years, to create a wonderful family home, with all the mod cons, whilst retaining it's tradition & character.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

This really is one not to be overlooked, a great house with income potential in beautiful surroundings.

Entering into a large open plan living space with traditional stone fireplace, exposed stone walls & beams and a fully fitted kitchen! Along with a garden room/bedroom four, ground floor bathroom and large utility room. Boasting three bedrooms to the first floor, two with ensuite shower rooms, each full of exposed beams and enjoying dual aspect views. The third single room could also be used as a study. A new central heating boiler has recently been installed and fosse system.

The gardens surround the property, with a mixture of gravelled dining area's mature borders, vegetable gardens and numerous trees. A large wood store, along with a smaller stone outbuilding, presently used as a potting shed!

Also including a detached barn ready for conversion, with a good roof and Velux windows in place, recently granted outline planning to convert into an additional dwelling, the ideal Gite! - Water & electricity are connected!

It really is ready to go, just a six minute drive from all the amenities popular Sourdeval has to offer, 15 minutes from Vire with direct trains to Paris. Just 75 minutes to the ports of Caen & St Malo.

Many more images are available upon request!

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