

A cute little home for a young couple wanting to move to France. More photos on request, fibre available.

EXCLUSIVE



INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	1077 m2

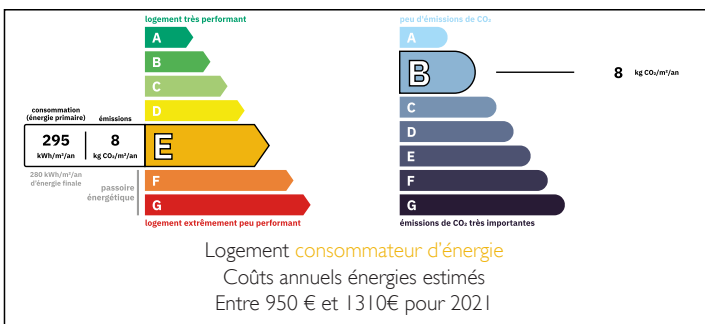
IN BRIEF

Discover this gorgeous little gem, a 200-year-old stone house brimming with authentic character, featuring a beautiful granite fireplace, original wooden stairs, and rustic beams. The front facade is adorned with flowering wisteria, adding to its storybook appeal. Tucked away in the back, a cozy guest bedroom offers privacy, while a BBQ area with a pergola and seating provides the perfect spot to enjoy uninterrupted views of the rolling fields.

Located near the bustling town of Sourdeval, this home is ideally situated within walking distance to shops, cafes, and services. Heading out the other way, you'll find picturesque paths leading to Ger and St Jean des Bois—quaint rural villages known for their charming churches and scenic countryside, with friendly village tabacs along the way.

In the Manche district of Normandy, Sourdeval is one of the most popular areas for those looking..

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.



DESCRIPTION

The house comprises as follows ;

Enter on the ground floor into the

Kitchen /Lounge /diner - 23m² with wood burning stove and granite fire place. This leads to

Bedroom 1- 13m² with small office space and separate WC to the rear.

The stairs lead to a landing - 9m² with office space below a dormer window;-

Bedroom 2 - 15m² with dressing room beside and hot water tank within.

Bathroom - 9m² containing toilet shower and wash basin - bright and prettily renovated.

Return to the ground floor and outside at the rear on a lower level is a lean to building containing a Bedroom/ games room - 12m² with sink and toilet separate.

The lean to also houses a wood store and some garden tools and there are french doors leading to the lower garden. The area is mostly laid to lawn but also a large well maintained vegetable plot.

Adjacent to the road is parking for three vehicles.

The property benefits from recently installed mains drainage and optic fibre in the area.

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

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES