Under offer - Charming cottage plus outbuilding set in just under 3,000m2 land. Near Sourdeval.

EXCLUSIVE

INFORMATION

Town:	Beauficel
Department:	Manche
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	2900 m2

IN BRIEF

Lovely property, in need of some updating, but habitable. Hamlet location with two other neighbours, but still very private.

ENERGY - DPE

DPE not required.

DESCRIPTION

As you enter through the gateway the outbuilding is to the left, then the land opens up in front of you. Hedged to all boundaries and the rest mainly grass.

The house, whilst small it offers a good size lounge/dining room with log burner.
Then at one end a kitchen and separate shower room with WC.

Upstairs - three rooms, each with beds. This space can either be left as is or 'tweaked' and maybe create two bigger bedrooms and a bathroom instead. Just depends on your personal preferences.

More than useable, but certain upgrades would be beneficial. (See photos).

Fosse works but non conforming.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES