

Sitting alongside a babbling trout stream in a peaceful hamlet of five dwellings, is this charming cottage.



## INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	734 m <sup>2</sup>

## IN BRIEF

The large lounge and dining room, with its wood burning stove, is the centre of the home. There are two double bedrooms on the ground floor; an office that can double as an overflow bedroom when guests arrive; a well-equipped, modern kitchen with an island; and a shower room with washbasin and WC.

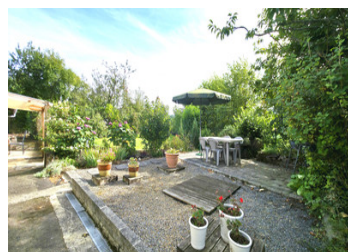
The first floor features a stunning double bedroom with cathedral roof, and a bathroom with washbasin and WC that is effectively en-suite.

Outside, the plot extends to over 700 sq m and comprises a pretty garden with a covered terrace and a patio, and an abundance of fruit trees, flowering bushes and perennials. There are two sheds for outdoor storage; a large log store; and parking for two or three cars.

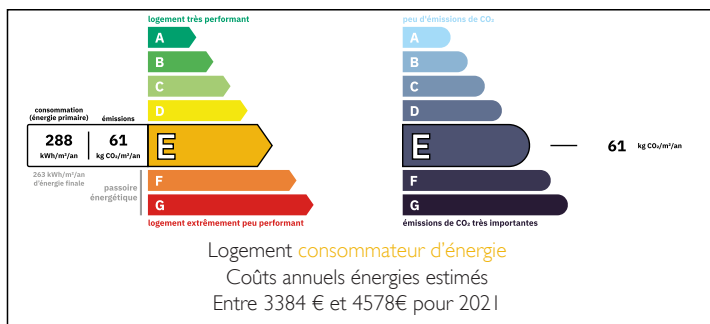
The house is connected to mains water and full fibre

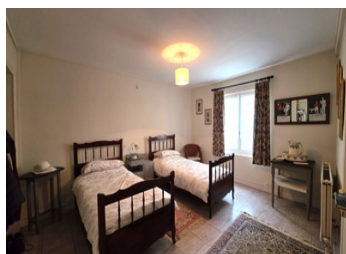
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



## ENERGY - DPE





## LOCAL TAXES

Taxe habitation: EUR

## DESCRIPTION

This charming cottage in walking distance to a vibrant community, at its heart this stone built former mill keeper's home - is surprisingly spacious and cosy, with 116 sq m of living space.

The well-resourced town of Sourdeval is a four-minute drive away, or a twenty-minute walk along a quite country track. In the town, which has a market on Tuesdays, you will find many shops including four boulangeries, two supermarkets, and bar/restaurants. There are many walks in the area including an old railway line with elevated views. 16km away is the town of Vire, where you will find more commerce as well as a train to Paris. Also within easy reach are the Normandy beaches; the west coast seaside resorts; and the historic towns of Domfront, with its famous medieval festival, Falaise, home of William the Conqueror's castle, Bayeux and the early twentieth century elegance of spa town Bagnoles de l'Orne.

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

## NOTES