

Well maintained and great starter home. Large and light spacious home and/ or a gite for revenue. Great price.



INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	1853 m2



IN BRIEF

Under offer ;An extremely well presented and very comfortable property on all levels with stacks of letting potential. This one is a must to view and could be sold with the adjacent property for a great rental possibility and returning clients annually.

A delightful light and bright space composed of a large lounge kitchen and library/office on the ground floor with a toilet a shower/ laundry room.

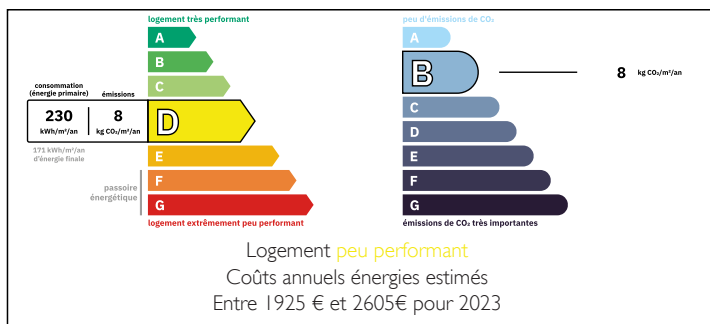
Leading from the two landings there are then 3 bedrooms on the first floor with a bathroom, wash basin and WC.

There is a great deal of storage space in the house basement.

A small loft above this floor.

Land out side is good for a vegetable plot and there is an metal roof building adjoing the main house.

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

A stone-built house with a slate roof, comprising:

- on the ground floor at the rear is the basement: one large room with an open fireplace (54sqm), to the right a 2 storey workshop with attic above, and a 2nd ground floor room(20sqm).

- on ground floor at street level: small entrance porch leading to a large lounge with a woodburning stove, and office with WC and adjacent shower and laundry room, then leading to a kitchen diner.

From the lounge the staircase leads to a landing with 2 bedrooms and a further landing leading to a bathroom and the 3rd bedroom, bathroom and toilet,

- Attic above.

At the rear of the house, metal-roofed outbuilding.

Vegetable garden

Plot of land

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

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES