

An ideal rural location for a large house with gite, garden and large garage. Near Sourdeval by foot.

## EXCLUSIVE



## INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	4
Bath:	1
Floor:	179 m2
Plot Size:	1316 m2

## IN BRIEF

A super location for a future permanent home for family in France with potential for a little revenue if wanted. The double aspect kitchen is delightful, overlooking land to the south and west. The very large lounge fireplace is typical of the region with a huge granite lintel. At the rear of the house on the groundfloor is a very useful space for a workshop, craft room, childrens room or and additional ground floor bedroom, so often required these days. Stairs lead to 3 bedrooms on the first floor all sizeable, of which one is very large, 40 m<sup>2</sup>. The converted loft above is also huge 40 m<sup>2</sup>, large and airy, a bonus room for a family guest room or simply storage. The house benefits from an up to standards septic tank, and mains water and a beautiful tranquil location. Optic fibre is deployable in the area.

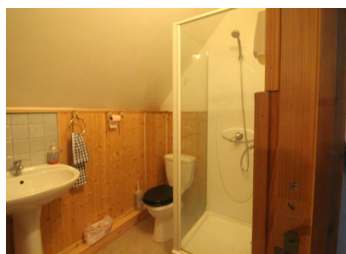


## ENERGY - DPE



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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 and breeze block house under a natural slate and fiber cement roof composed of:

- on the ground floor: entrance, fitted and equipped kitchen, living room with fireplace, boiler room, studio, storage room, bathroom, WC and shower.

- upstairs: four bedrooms and a WC

- above: a loft bedroom

\* A gite in a detached building composed of:

- on the ground floor: kitchen, open dining room with fireplace

- upstairs: a bedroom and bathroom with WC.

Land kept naturally, and a garage.

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

## LOCAL TAXES

Taxe foncière: 692 EUR

## NOTES