LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28277RBR50 Price: 127 472 EUR

agency fees to be paid by the seller

Beautiful 2 gites - stone house, large garden and great views















INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	6
Bath:	3
Floor:	123 m2
Plot Size:	2947 m2

IN BRIEF

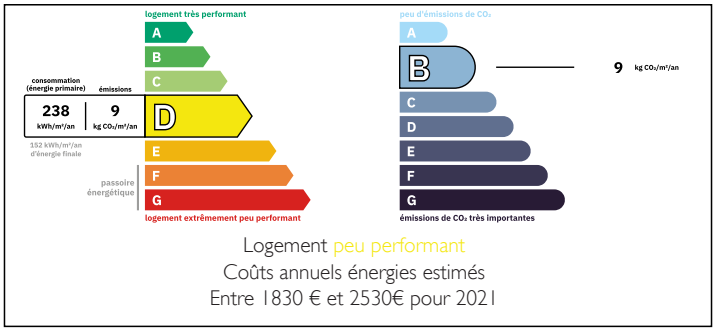
This renovated stone house is set on a panoramic plot of approximately 3,000 m² and includes two separate holiday apartments. The property is well insulated and combines traditional character with modern comfort.

Each apartment is equipped with a wood-burning fireplace and electric radiators, providing a comfortable living environment throughout the year. The house also benefits from fibre-optic internet, making it suitable for both leisure stays and remote work.

Located in a quiet countryside setting, the property offers privacy, open views, and a strong connection to nature. It is ideal for hosting family and friends or for generating rental income through holiday lets.

This is a practical and attractive property that offers space, comfort, and flexibility in a peaceful rural environment.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1830 € et 2530€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**960 EUR**

NOTES

DESCRIPTION

Enjoy quiet village life and rental income in this beautiful stone house with 2 holiday flats. Located in charming Vengeons, this unique property features two fully renovated dwellings, each with separate entrances and gardens. The spacious 2947sqm plot offers ample room for gardening, animals, and play, with stunning views of the surrounding countryside. Great hiking trails are right nearby.

The 189sqm of living space is split between two stone-built, slate-roofed houses.

The first includes a kitchen/living room, landing, bath, two bedrooms and an attic room.

The second has a kitchen/living room, bedroom and shower on the ground floor, a first floor bedroom, and a garden level with guest room, shower, storage and living room.

A well and gravel drive complete the exterior.

Shopping is just a 5-10 minute drive.

This special property is perfect for those seeking a peaceful retirement with rental income potential. The traditional architecture and beautiful renovation showcase the finest in French village living. Whether you rent out both units, live in one and rent the other, or simply enjoy the entire property yourself, this stone house offers flexibility and tranquility in a highly desirable location. Don't miss this opportunity to make this unique countryside retreat your own.

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

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