LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36015AA50 Price: 119 000 EUR

agency fees to be paid by the seller

Detached 3 bedroom house in quiet village setting within walking distance of Sourdeval















INFORMATION

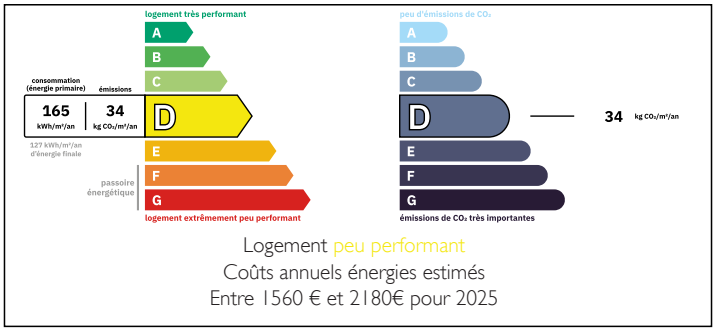
Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	844 m2

IN BRIEF

Situated in a village location, on the outskirts of a vibrant town. This modern 3 bedroom pavilion house built in the 1970's, offers a perfect balance of internal and external space. Perfect as a family home, but equally as a second residence or holiday home.

With its wrap around garden and far reaching views, this property is an idyllic retreat for anyone seeking tranquility without compromising on convenience

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1560 € et 2180€ pour 2025

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.

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LOCAL TAXES

Taxe foncière:	**681 EUR**

NOTES

DESCRIPTION

On the interior upon entering the front door you will discover a modern open plan kitchen and sitting room ideal for family living. The layout flows seamlessly into the inner hallway with door leading to the basement, where you will find a workshop space, utility area and car garage. from the hallway you can also access the two downstairs bedrooms, bathroom and separate WC.

from the kitchen there are stairs leading to the first floor double height master bedroom, with dressing room and large shower room with space and plumbing to add a bath.

Double glazed uPVC windows and insulation have been installed throughout by the current owner. the property is heated via a oil fired boiler located in the basement

There are two modern bathrooms, while a separate WC ads an extra layer of convenience for day to day life

Outside, there is the garden space of over 850m2, patio and driveway for several cars.

Located just a short stroll from the vibrant town of Sourdeval, you'll find everything you need at your fingertips—charming bars and restaurants, essential services such as a supermarket, convenience store, pharmacy, and several bakers. Large children's play park, with basketball court running track, indoor and outdoor tennis courts as well as a sports hall where there are several clubs such as gymnastics, football, judo and dance. There is also both public and private primary schools within the town and higher education can be found in nearby towns...