LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39239EMW50 Price: 117 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (110 000 EUR without fees)

Semi detached house plus small detached studio in the garden. Flexible property on the edge of Sourdeval.















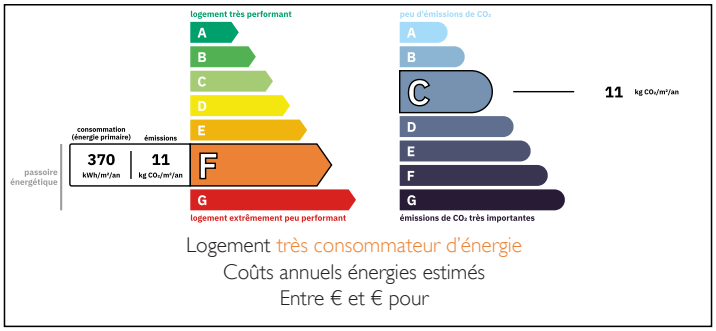
INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	3
Floor:	88 m2
Plot Size:	406 m2

IN BRIEF

Located within walking distance of Sourdeval which has all amenities etc . Viewing essential to appreciate the space.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

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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DESCRIPTION

Semi detached property laid out as follows - to one end enter into a large lounge/kitchen/dining room, with doors to rear garden. Focal point Log burner, connected to back boiler and radiators.

To the right hand end, downstairs to a second lounge area, again with log burner. Up another staircase to an ensuite bedroom.

Back in the main section of the house, upstairs takes you to a good size landing area. Family shower room and two bedrooms. One off of the main bedroom.

In addition there is also a detached property, one open plan room, with a separate shower room and w.c. Again, either use for when family come to stay as an over flow. Business potential subject to planning/upgrades.

Gardens to the front and rear offer plenty of parking and seating areas. There is a shed for storing wood etc.

Connected to mains drainage.

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

NOTES

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