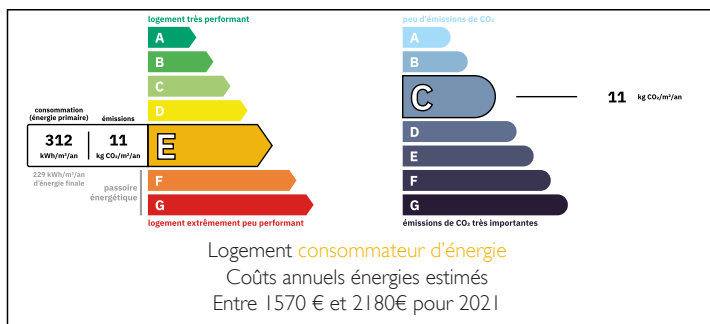


A simply divine rural cottage with south facing lawns and terrace for entertaining.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	2
Bath:	2
Floor:	73 m2
Plot Size:	1572 m2

IN BRIEF

A breathtaking property, warm and full of charm, which you will immediately fall in love with. This dream home is sold fully furnished, ready to move into immediately.

Ideal for a couple or a small family, it is located in a peaceful rural setting, with a few neighbours nearby, but no overlooking properties. The property enjoys a privileged location, close to the lively town of Sourdeval, much appreciated for its regular flea markets in the town centre, its weekly market, and all its shops and services.

Sourdeval also attracts visitors with its excellent bakeries and high-quality shops, contributing to a friendly and sought-after living environment.

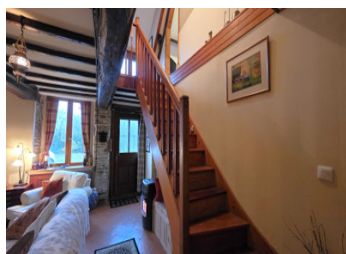
Nearest amenities - Fresne Poret 2kms

Sourdeval - 8kms

Domfront - 23kms

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.



LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: 550 EUR

NOTES

DESCRIPTION

A pretty stone house with a tiled roof, offering character and comfort throughout.

Ground floor:

A bright and airy kitchen/dining room, a spacious living room featuring a Godin original wood-burning stove, leading to a ground-floor shower room with WC.

First floor:

A charming landing overlooking the lawns, giving access to two generous bedrooms, one of which benefits from a WC and washbasin. Both bedrooms are beautifully decorated, showcasing exposed stonework and tasteful linens and drapes.

The property benefits from electric heating alongside the impressive wood-burning stove.

Adjacent to the house is a wooden garage, while on the opposite side there is a covered terrace, perfect for summer apéritifs. A small wooden shed (approx. 2 m²) provides storage for tools and a BBQ.

The picturesque garden extends to the boundary, and the property is served by a septic tank.

Set in an ideal and peaceful location, the house is only a short drive from numerous historic towns and villages, many offering excellent value lunches, including Frenes near Tinchebray and the medieval château town of Domfront—a popular tourist destination and truly unmissable.

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