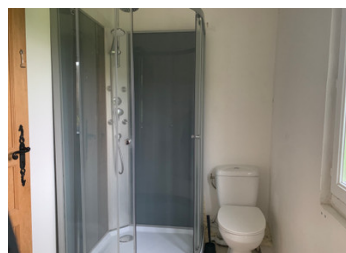


Spacious super home with terrace and garage and long views over beautiful Normandy country side; Sourdeval.



INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	906 m2



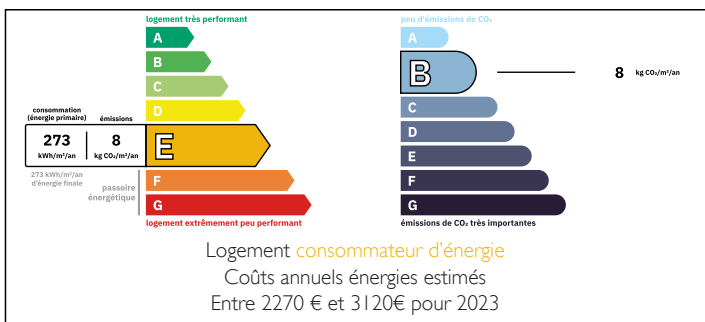
IN BRIEF

Leggett Immobilier presents this gorgeous rural property set within its own land in a peaceful countryside location, enjoying open views and direct access to scenic walking and cycling routes. Situated in the countryside, yet conveniently close to walk or cycle to the market town of Sourdeval and its amenities, and the town's popular brocantes and markets, attracting visitors and tourist. The opposite way east to Le Fresne-Poret the bar offers a charming bar-épicerie with a terrace while out cycling while south west to Bellefontaine and its views.

Its a holiday retreat, or practical base for younger buyers planning to travel throughout Europe.

The house includes an attached garage with an earth floor, providing useful storage or parking space. The surrounding land offers excellent potential for gardening, outdoor entertaining, or veggie plot, depending on the buyer's needs. While a...

ENERGY - DPE



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.



DESCRIPTION

A residential property comprising:
on the ground floor: a living room, a lounge with a wood-burning stove, and an adjoining room opening onto the rear of the house.

Upstairs : the staircase leads from the salon to the landing to three bedrooms, one of which has an en-suite shower room and toilet, a bathroom and a separate toilet.

Outside: a garage adjoining the house and a plot of land.

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

LOCAL TAXES

Taxe foncière: 1034 EUR

NOTES