

2 Bedroom house plus Attached 1 Bedroom Apartment. Garage, Music Studio plus outbuildings for stables.

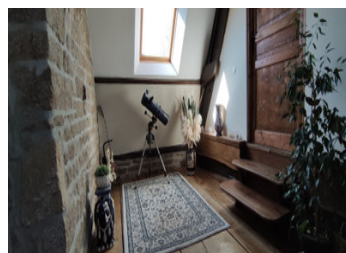
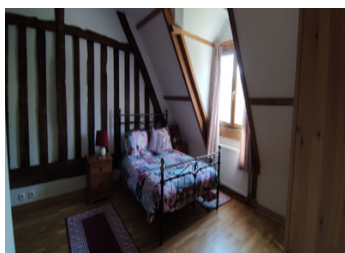


INFORMATION

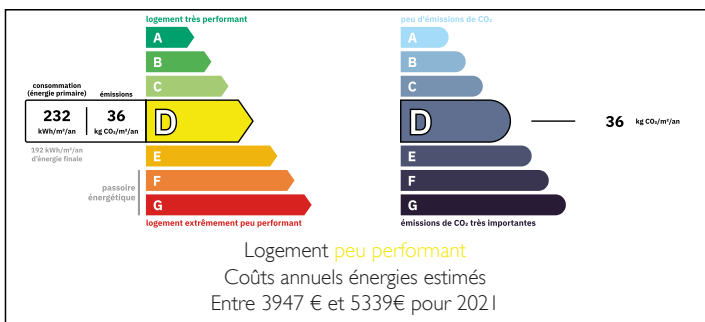
Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	13510 m2

IN BRIEF

Set in over 3 Acres of land, divided between garden area and 2 Paddocks. Located in a peaceful setting a short drive from the town of Sourdeval and with direct access to the "Voie Verte" 80 km of walking, cycling and equestrian routes.



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

The main house is laid out as follows -
Spacious entrance hallway gives access to a dual aspect kitchen and dining room, which has many character features retained, plus door to the rear allowing for direct access to the garden. To the side of the kitchen is a utility room.
To the rear of the hallway is a large cloakroom with WC and washbasin with plenty of space for storage.

The living room has a feature fireplace with logburner.

Upstairs there is a large landing area. Then two bedrooms, one with a semi open bathroom with bath and the other with an ensuite shower room.

Attached is a self contained, one bedroom apartment/Maison d'amis.

Outside - Beautiful grounds, great for anyone looking to be self sufficient. Very peaceful. Areas for outdoor entertaining and cooking etc.

There is a fully sound insulated music studio with power and water, two stables with access to the paddock behind.

Other areas include a single garage, car shelter, separate stone building used for storage.

Benefitting also from a freshwater pond and stream.

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

NOTES