LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46697RBR50 Price: 150 000 EUR

agency fees to be paid by the seller

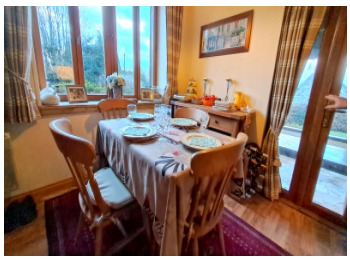
UNDER OFFER Simply divine and charming country house, , with south-facing lawns







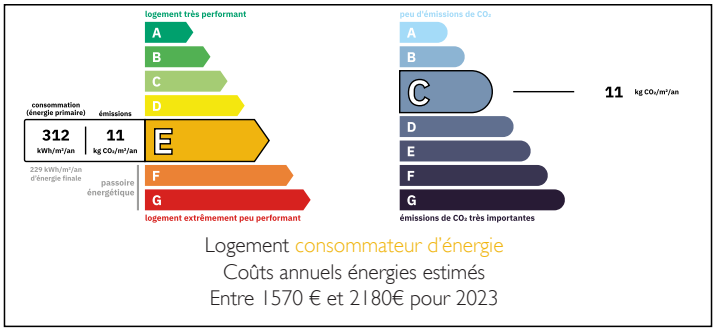








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1570 € et 2180€ pour 2023

INFORMATION

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

IN BRIEF

A charming, warm, and truly captivating property that you will fall in love with instantly.

This magnificent house is being sold fully furnished and is ready for immediate occupancy, requiring no renovation work.

Ideal for a couple or a small family, it enjoys a peaceful, pleasant rural setting with a few nearby neighbors, while offering great privacy and no properties directly overlooking it.

The property boasts a prime location near Sourdeval, a vibrant and popular town known for its regular town-center flea markets, weekly market, and full range of shops and services.

Sourdeval is also renowned for its excellent bakeries and quality shops, contributing to a pleasant and friendly local lifestyle.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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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 m^2) 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