LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A49026EMM50 Price: 289 000 EUR

agency fees to be paid by the seller

Peaceful Normandy Home with Gite, Outbuildings and Land















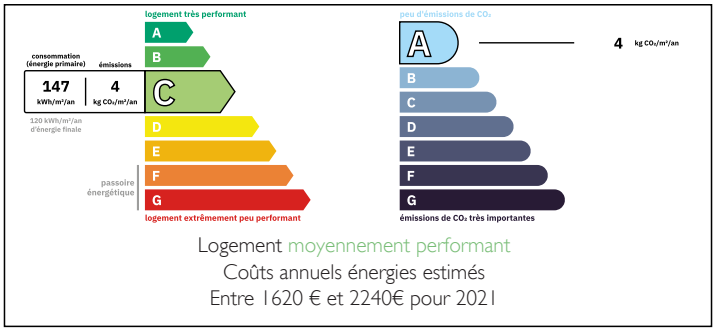
INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	5100 m2

IN BRIEF

Set in an elevated position in the countryside around Sourdeval, this detached character home has been restored to provide three bedrooms, a home office and a south-facing terrace. A separate one-bedroom gîte offers private accommodation for family and friends or potential for holiday lets. The grounds extend to over 5,000 m² and include an ornamental fish pond, a well and space to create a kitchen garden. Covered parking, an attached garage with a vehicle inspection pit and a further outbuilding add to the property's appeal. Around five minutes from Sourdeval, it's a peaceful place to live with scope to grow your own produce, pursue practical hobbies or develop a small accommodation business.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1620 € et 2240€ pour 2021

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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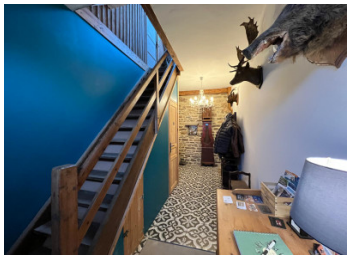
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LOCAL TAXES

Taxe foncière:	**850 EUR**

NOTES

DESCRIPTION

Restored country home with independent gîte and over 5,000 m² near Sourdeval, Normandy

Set in an elevated position in the countryside near Sourdeval, this detached character property has been carefully restored and brought back to life. It now offers a three-bedroom main house, an independent one-bedroom gîte and over 5,000 m² of grounds. The south-facing terrace looks out over the countryside, and the garden has enough room to enjoy as it is or to develop a productive kitchen garden. A large attached garage, covered parking, a separate vehicle inspection pit and a further outbuilding give the property scope for practical hobbies and future projects.

The setting is quiet and rural, in a small hamlet around five minutes from Sourdeval. For anyone looking to move to Normandy full time, it offers space for family and visitors, room to work on vehicles or garden machinery, and the option to explore a small holiday letting business from home.

The main house

The entrance hall leads to a separate kitchen, a ground-floor WC and a generous dining room with a stove. The dining room has space for a substantial table, making it a natural place to gather for family meals or to sit with friends after an afternoon outdoors. The terrace at the front of the house provides another place to eat when the weather is fine, with a south-facing outlook across the countryside.

Upstairs, there are three bedrooms and a separate office. The largest bedroom has a bathroom, and there are shower facilities for the other two bedrooms. The office is useful for anyone planning to work from home, manage bookings for the gîte or simply keep paperwork and hobbies out of the main living...