



Ref: A39239EMW50 Price: 127 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (120 000 EUR without fees)

Family home, Gite or B&B very flexible property on the edge of Sourdeval.



INFORMATION

Town: Sourdeval

Department: Manche

Bed: 3

Bath: 3

Floor: 88 m²

Plot Size: 406 m²





IN BRIEF

Located within walking distance of Sourdeval which has all amenities etc . Viewing essential to appreciate the space.

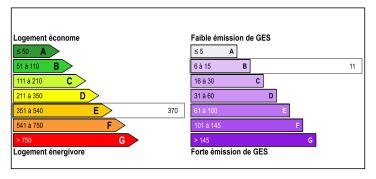








ENERGY - DPE



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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Laid out as follows - to one end enter into a large lounge/kitchen/dining room, with doors to rear garden. Focal point Log burner, connected to back boiler and radiators.

To the right hand end, downstairs to a second lounge area, again with log burner. Up another staircase to an ensuite bedroom. So this side could very easily become a self contained gite or B&B unit.

Back in the main section of the house, upstairs takes you to a good size landing area. Family shower room and two bedrooms.

In addition there is also a detached property, one open plan room, with a separate shower room and w.c. Again, either use for when family come to stay as an over flow, or for a great little gite/B&B room with it's own access.

Gardens to the front and rear offer plenty of parking and seating areas. There is a shed for storing wood etc.

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