

Good sized property partially renovated in a hamlet on the edge town with gite potential!



## INFORMATION

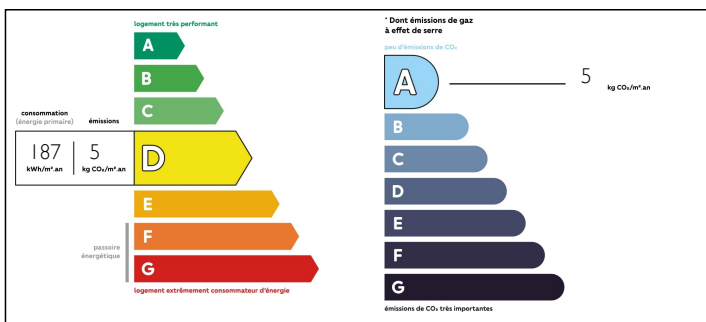
Town:	Sourdeval
Department:	Manche
Bed:	2
Bath:	2
Floor:	132 m2
Plot Size:	2145 m2

## IN BRIEF

Presently arranged as a two bedroom home with the potential to create a three bedroom family home with an attached two bed gite, with an attached outbuilding. Situated on a generous plot of just over half an acre, mostly laid to lawn surrounding the property. Benefitting from a conforming fosse system !



## 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.



## LOCAL TAXES

Taxe foncière: **494 EUR**

## NOTES

## DESCRIPTION

On the ground floor:-

Entrance hall

Shower room with WC

Sitting room with fireplace

L shaped kitchen, fully fitted with dining area and direct access to the gardens.

Sitting room/dining room

On the first floor:-

To be renovated, electrics , water and drainage points in place to create 3 bedrooms one with ensuite and family bathroom.

- Attached gite, presently accessed from the main property, open plan living room with kitchen & dining, on the first floor, two bedrooms and a family bathroom.

With the majority of the hard work done, the transformation of this property could easily be continued to provide a large family home or a family home with income potential!

More images will soon be available.

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