



Stone built garage in village centre with possibility of conversion,

50850, Manche, Normandy

€22,500

Ref: SIF-001569

* Available * 46m2

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French Entrée 

Property Description

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The property is in the village of Ger (with all everyday amenities) and with easy access to the popular market town of Sourdeval. Sourdeval is a thriving market town where excellent shopping facilities, restaurants and bars are available. It is situated in the Southwest of Normandy, near the border of Manche and Calvados. Further amenities are available at Flers, including a train station giving access to Paris Charles de Gaulle. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches and the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 20 minutes drive, as is the Saint Sever forest.

COMPRISING:

Entrance 2.27 x 1.39m Partly glazed door to front elevation. Tiled floor.

Cold Store 4.52 x 3.56m Concrete floor

Garage 6.81 x 4.05m Sliding wooden door to front elevation. Stairs to mezzanine storage area.

OUTSIDE :

Gravel parking area.

SERVICES :

Mains drainage, water, telephone and electricity are available in the road. Fibre optic broadband internet connection available in the village.

FINANCIAL DETAILS :

Taxes foncières : € per annum

Taxe d'habitation : Means tested

Asking price : 21,500 including Agency fees of 4,500€. In addition the buyer will need to pay the Notaire's fee of 8,200€

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Gallery

