

Substantial village property in stone. Two houses in one. Superb space and huge potential in village centre. Amenities within walking distance. Mortain less than...



INFORMATION

Town:	Notre-Dame-du-Touchet
Department:	Manche
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	656 m2

IN BRIEF

An impressive 5 bed stone property in the heart of the village that was a car at one point and has lived many lives. Split into two the space is excellent with the potential to increase the accommodation by developing the property further. A large separate garage and a private garden make a very attractive package with income potential in the annex/separate unit. Very habitable, but with scope to make your mark. The town of Mortain is around 10km and the popular market town of St Hilaire du Harcouet approx. 14km. Ferries and airports within two hours at St Malo (95km), Caen and Dinard and Rennes. Not to be missed.

ENERGY - DPE

DPE blank.

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 habitation: EUR

NOTES

DESCRIPTION

A grand property full of history and original features. It has lived many lives and was a café/bar at one point, but is now a large family sized home.

Ground Floor Main House.

You enter into a kitchen space with fitted units. To your left off the kitchen is a bathroom and to the right a dining room. Straight ahead is a large and light living room with feature granite fireplace. Solid wood stairs go to the first floor from the rear of the living area. Also in the living room is a door that leads to a small cellar that also has street access from when the building was a café/bar.

First Floor Main House.

Here there is a generous landing and three double bedrooms with scope to change the existing layout. The space is light and airy.

Second Floor Main House.

Here there is an enormous attic space that covers the foot print of the entire property. It is clear to see this has been two buildings, now made into one. A staircase to the side takes you to three undeveloped rooms above the annex. This staircase can be used to access the annex, but is not currently in use.

Annex Ground Floor.

Accessed via the garden, this independent unit offers comfortable living accommodation. You enter into a good sized open plan living/dining kitchen space. To your left a corridor takes you to a small double bedrooms and to the right...