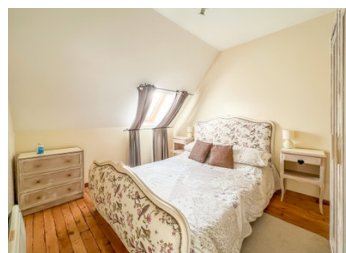


OFFER ACCEPTED Pretty 3/4 bedroom stone cottage with attached barn for renovation close to the town of Mortain



INFORMATION

Town:	Saint-Clément-Rancoudray
Department:	Manche
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	4151 m2



IN BRIEF

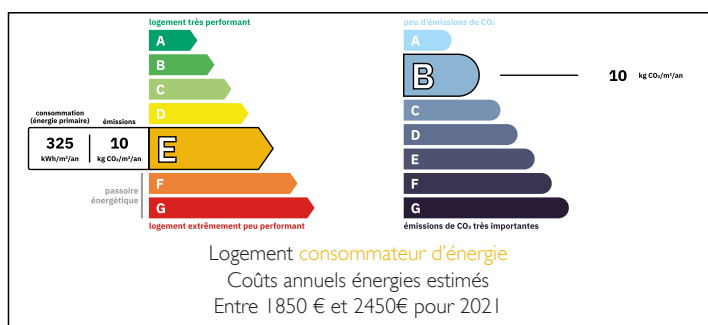
Nestled at the end of a hamlet is this cute and cosy stone property, with large attached barn for renovation. In good condition, with an abundance of traditional features, large fireplace, exposed beams and lovely wooden floors. Benefitting from a ground floor bedroom & bathroom! Heating is provided by a woodburning stove and electric radiators.

Overlooking it's own grounds with orchard, above ground pool and decked terrace, ideal for those alfresco suppers.

The attached barn is deal for renovation into additional accommodation or a gite - subject to planning.

Overall a great property with the opportunity to extend if desired!

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.



DESCRIPTION

Presently arranged as follows:-

On the ground floor:-

Living room with fire place and woodburning stove, and space for family dining.

Kitchen, fully fitted with a good range of base and wall units.

Sun room, with direct access to the gardens

Bedroom

Shower room with WC

On the first floor:-

Landing leading to two double bedrooms, a single bedroom/office and a family shower room with WC.

Attached barn, divided into three parts, with two storeys and electricity in place.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES