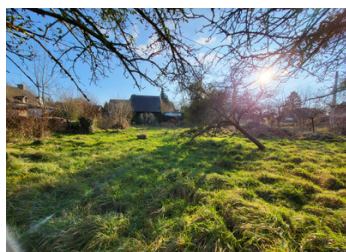


Stone property to renovate within walking distance of a village with amenities

EXCLUSIVE



INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1980 m2

IN BRIEF

A great opportunity to purchase this stone property to renovate in just under half an acre on the edge of a village with amenities, not far from popular Mortain. The house has been re-roofed and there is electricity and water to the site as well as a septic tank installed within the last 16 years. It is a total renovation project, but there is so much scope to make your mark and extend the existing accommodation, subject to permissions should you wish to. Ferries and airports within two hours. St Malo is around 95km, Caen Ouistreham is about 110km. Rennes airport 100km. The town of Mortain with all amenities is 10km. this property is in an ideal edge of village location with amenities within walking distance.

ENERGY - DPE

DPE not required.

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

Accessed down a quiet lane, this property offers peace, but not isolation.

House.

The house comprises of two rooms, with one large room upstairs under eaves. There is potential to play with the layout and it looks like the building could have been two smaller properties at one point. To the side of the of the house is a concrete block building with one stone wall that had been intended to extend the living accommodation.

Outside.

There is a good size garden to the rear laid mostly yo lawn with an additional lawned area across the lane. A stream forms the boundary to the property.

LOCAL TAXES

Taxe habitation:

EUR

For those of you wanting a project to get your teeth into, this is not to be missed.

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

NOTES