

Pretty stone cottage with large barn in a hectare of land in a gorgeous rural location not far from Mortain

EXCLUSIVE



INFORMATION

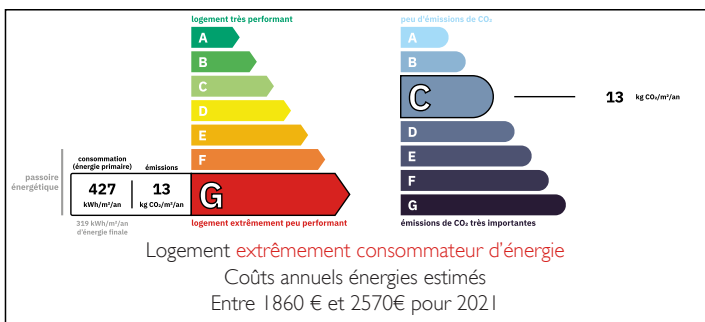
Town:	Mortain-Bocage
Department:	Manche
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	10524 m2

IN BRIEF

A deceptively spacious three bed stone and Block built house with a large barn in an elevated rural location not far the small town of Mortain. Over 2.5 acres of land with far reaching views. Ferries and airports within two hours. Saint Malo and Rennes airport around 100km. Mont St Michel 54km. An absolute cracker and early viewing is highly recommended



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

Located at the end of a no-through lane surrounded by trees, this is an enviable rural location, offering peace and tranquility in spades.

Ground floor.

You enter into a large around 30m² living room with fireplace. Off here is a good sized dual aspect kitchen/diner of 22m². Off the kitchen is a 5m² utility room with access to the rear of the property. Also off the kitchen is a bedroom/office, with a separate WC of around 9.5m².

First floor.

Here you find two roomy double bedrooms of 16.5m² and 22m². The larger bedroom is under eaves, both with ensuite bathrooms of 6m² and 5m².

Outside.

The land around the house with laid mostly to lawn. The property is surrounded by mature trees and well hidden. There are far reaching views to the front due to the elevated location. The land is gently sloping in places. The barn is large and on two levels with six boxes. It makes excellent storage as well as offering stabling for horses or other animals.

A wonderful opportunity to purchase a character property with land to make your own.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES