

## Roomy detached house with gites in a convenient location between Mortain and Barenton



## INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	3230 m2

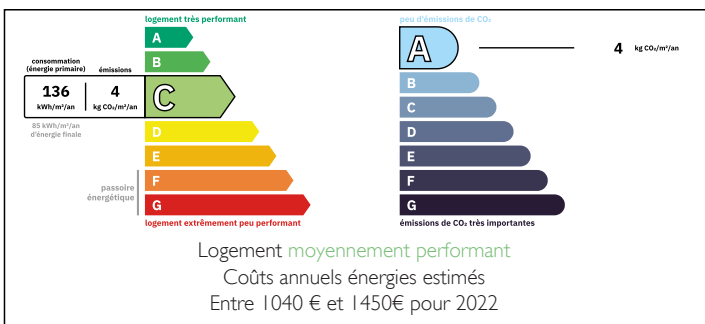


## IN BRIEF

Leggett Immobilier presents a spacious detached 2/3 bed property and one bed gite/annex as well as a studio with a generous outbuilding in just over three quarters of an acre. The compact studio offers great income potential as a summer let. Run as a successful Air BnB by the current owners. The accommodation is flexible depending on your needs with two letting units as well as generous owner accommodation.

Ferries and airports within two hours. Saint Malo is around 99km. Rennes airport 103km. Mont St Michel 53km. The coast about an hour. Huge potential and not to be missed.

## 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.



## NOTES

## DESCRIPTION

Ground floor.

You enter into a spacious, light dual aspect living room with fireplace. To your left is a good sized kitchen with a staircase leading to the first floor. To the back of the kitchen is a small utility/storage space.

First floor.

Here you find another large and light landing space that makes an excellent office. To the right at the top of the stairs is the master bedroom with an open en-suite bathroom area. Also on this floor is another double bedroom with a separate en-suite bathroom.

The house benefits from double glazing and a conforming septic tank.

Accessed separately from the main house is another smaller house in colombage that offers a large and again light open plan living room with a kitchen corner and feature fireplace. Above here is a roomy bedroom under eaves and bathroom as well as an additional eaves storage area. An ideal guest or family annex or gite for potential rental .

Studio.

Tucked away at the end is a cute all in one studio with a separate shower room. The space is compact with a small kitchenette and double bed. This lets well in summer. It has a separate entrance and parking, with a pretty seating area in front.

Outside.

The garden is laid mostly to lawn with trees and plentiful planting. There is parking for more than one car, places to sit to enjoy outdoor living and towards the end of the plot is a large open wood sided hangar...