

Detached stone house with gîte in an elevated location in popular Mortain.



## INFORMATION

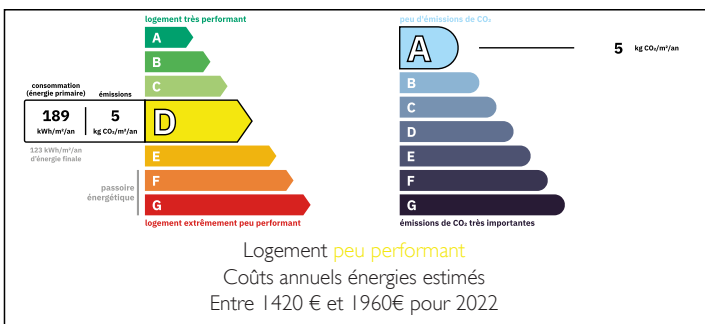
Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	4
Floor:	178 m2
Plot Size:	7003 m2

## IN BRIEF

A spacious three/four bed detached stone house with gîte and outbuildings in just under two acres of land within Mortain. Wonderful views and huge rental potential with the gîte or as an ideal granny annex. Gently sloping land, perfect for animals with amenities within walking distance. Ferries and airports within two hours. St Malo, Caen ferry, and Rennes airport around 90 km. Mont St Michel 52km. The coast around an hour. A superb package and not to be missed.



## ENERGY - DPE



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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 in an elevated position in the popular town of Mortain, this is a spacious family home with income potential in the gîte and land in a convenient edge of town location.

### Ground floor.

You enter into a light and spacious open plan kitchen/living/dining room of around 42m<sup>2</sup>. The kitchen area has fitted units and there is an enough space for a good table and chairs. To the rear of this room is a 13m<sup>2</sup> back kitchen or arrière cuisine, which would make a superb utility space or it could remain as a back kitchen or even a ground floor bedroom if that is needed.. At the back of the living/kitchen is a roomy 18m<sup>2</sup> conservatory, ideal for indoor/outdoor living that leads out into the back courtyard and garages. Off the conservatory is a downstairs cloakroom and a separate boiler room of 11m<sup>2</sup> that provides useful additional storage as well as housing a recent air source heat pump heating system. The property benefits from double glazing throughout.

### First floor.

Stairs lead to a landing area where you find three bedrooms of 13m<sup>2</sup>, 7.5m<sup>2</sup>, 13m<sup>2</sup> one of which is en-suite and under eaves. You will also find a separate 7m<sup>2</sup> dressing room and A 5.5m<sup>2</sup> family bathroom.

### Gîte.

Next to the main house is a separate detached one/two bedroom gîte with private parking. The gîte comprises a good sized around 31m<sup>2</sup> open plan living/kitchen diner with space for a table and chairs....

## LOCAL TAXES

Taxe habitation: EUR

## NOTES