

Detached stone family house in over two acres not far from Mortain

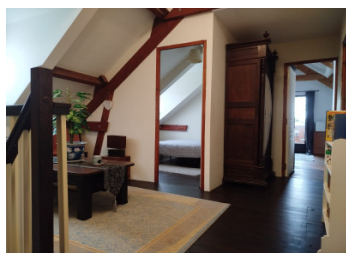


INFORMATION

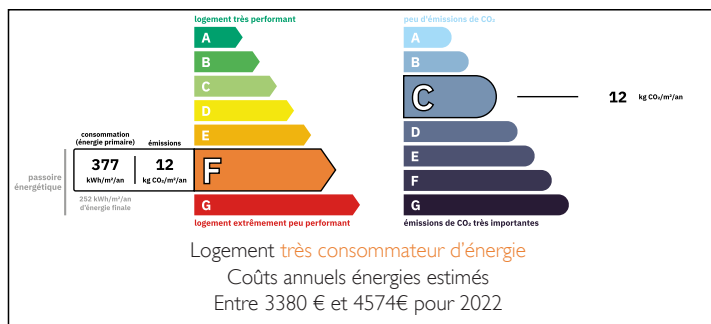
Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	9578 m2

IN BRIEF

A detached renovated four bed stone house with separate annex situated down a country lane, in just under 2.5 acres of land, stables and equestrian menage. The annex has the potential for conversion to a gite subject to planning consent. Located in a picturesque setting the house is close to the voie verte cycle and bridle paths that lead towards Domfront and Mont St Michel. Perfect for walkers, cycling and horse riders. An additional, significant advantage for equestrian enthusiasts is the 40 x 20-meter sand school and separate sables. Ferries and airports are easily accessible within two hours. The coast about an hour. Mont St Michel 52km.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property has been recently renovated by the current owners and was extensively extended in around 2000. The house boasts wood frame double glazing, a fully fitted kitchen and a large living area with 3 sets of patio doors letting in lots of light and connecting to the gardens and stables. The second reception room / inner hallway is suitable for a home office or additional family room,. There is access to a downstairs shower room and utility room. Upstairs there is a spacious landing / hallway with access to the 4 double bedrooms The modern bathroom is accessed via the landing, but also from the master bedroom. The large main bedroom benefits from a covered balcony with space for a table and chairs overlooking the stables and paddocks. Various storage areas including a walk in closet and many eaves storage cupboards. The additional 3 double bedrooms are light and airy. The property is heated via a combination of a 14kw log burner and electric radiators. It is connected to water and electricity services, the internet is currently connected via starlink, but other options are available. The septic tank was installed in 2000 More photos and floorplan available upon request This property is conveniently located between mortain and Barenton. The historic market town of Mortain, that was pivotal during WW2, offer plenty of things to see and do, for locals and tourists alike. Many amenities including 2...