

Recently refurbished village house close to town centre with far reaching views and separate 3 bedroom gite



INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	5
Bath:	2
Floor:	154 m2
Plot Size:	683 m2

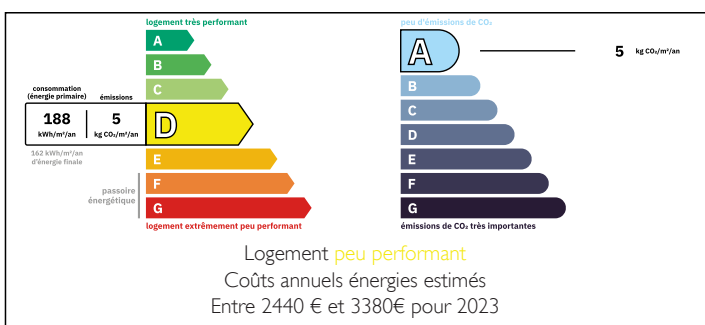


IN BRIEF

Key Features:

5 bedrooms with potential for 2 more in attic
 Separate 3-bedroom gîte to renovate
 154m² main house
 Wrap-around garden with scenic views
 Open-plan kitchen/living with stone fireplace
 Modern windows, shutters & heating
 Walkable to town, shops, schools, waterfalls also
 both private and public primary schools and higher
 education (Collège & lycée)
 Huge B&B/business potential
 Peaceful setting in a historic Normandy town

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

Charming Refurbished Stone House with separate Gîte in Mortain-Bocage

Situated on the edge of a small town, nestled in the Normandy countryside, this beautifully refurbished 5-bedroom stone house in Mortain-Bocage seamlessly blends traditional charm with contemporary comforts. With far-reaching views over the rolling hills of the bocage, and just a short walk to the town centre, boulangeries, shops, open-air pool, parks, and schools, the location offers both tranquillity and convenience. The iconic waterfalls and historic WWII chapel are also within easy walking distance, adding to the area's rich heritage.

The main house features a spacious open-plan kitchen and living area, where exposed stone walls and a rustic stone fireplace offer a warm and inviting ambiance—perfect for adding a wood-burning stove (subject to inspection). The ground floor also includes a stylishly renovated shower room, separate WC, and a versatile downstairs bedroom that could be used as a guest room, formal lounge, or playroom.

Upstairs, four generously sized double bedrooms include a luxurious master suite with a dressing area and en-suite shower room, all finished to a high standard. A separate WC is in place and awaits finishing by the new owners. Two charming oak staircases lead to separate attic spaces, and two further bedrooms ready for renovation—ideal for home offices, studios, or additional guest accommodation. There is also ample attic storage.

The south- and west-facing garden wraps around the property, offering lovely views and a peaceful setting for outdoor living. Modern upgrades include new double-glazed...