

Superb 6 bed village property perfect for either a holiday home, main residence or potential B&B

EXCLUSIVE

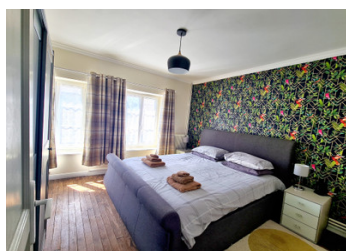


INFORMATION

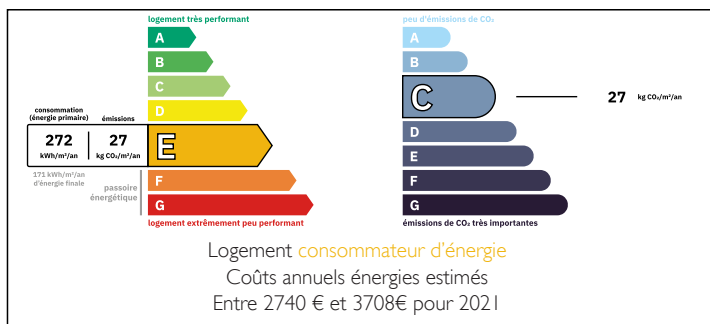
Town:	Mantilly
Department:	Orne
Bed:	6
Bath:	3
Floor:	165 m2
Plot Size:	220 m2

IN BRIEF

This property offers you so much space it is perfect as a large family home or the perfect second home where all your friends and family can meet. Offering 6 large double bedrooms, 3 bathrooms and generous reception rooms. The secluded garden with its climbing roses and honey suckle is the perfect space to sit and relax. Set in the pretty village of Mantilly famous for its cider production, this property is walking distance to the local village bar and a convenience store where you can get your daily baguette. Perfect for those who also want to run a potential B&B as the two ensuite bedrooms are on their own separate floor. Viewing comes 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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter into the dining room that opens up into the lounge (total space 48m²). This is a light open space that has a central wood burning stove. Plenty of space for everyone to get together. The fully fitted kitchen (15.5m²) has plenty of storage space along with a central island. There is direct access to the back garden. A large utility room is also fully fitted with storage cupboards (14.1m²) and also has direct access to the outside terrace. Down stairs WC. To the first floor you will find a double bedroom (11.8m²) with potential dressing room (1.8m²). Another 3 bedrooms all of generous proportions (13.1m², 13.2m², 14.5m²). There is a shower room with wc also on this floor (4.1m²). To the second floor you will find 2 large bedrooms (15m², 15.1m²) with their own ensuite bathrooms (4m², 4.2m²). The pretty outside has plenty of space for outside dining or sitting quietly in a secluded area sampling the local cider. There is an outside storage area that is perfect for housing garden tools, furniture, bbq and bikes.

Situated in the small village of Mantilly but minutes from other pretty villages or towns with all amenities. Famous for its local farm cider and calvados but also how the whole village lights up over the Xmas period with stunning decorations attracting visitors.

Double glazed, oil central heating and electric radiators, mains drains.

Passais la Conception 3km

St Fraimbault 9km

Domfront 16km

Mont St Michel 58km

Caen Ferry port 123km.

Information...