

Stone cottage with outbuildings in over a hectare less than 2km to a village with amenities..



## INFORMATION

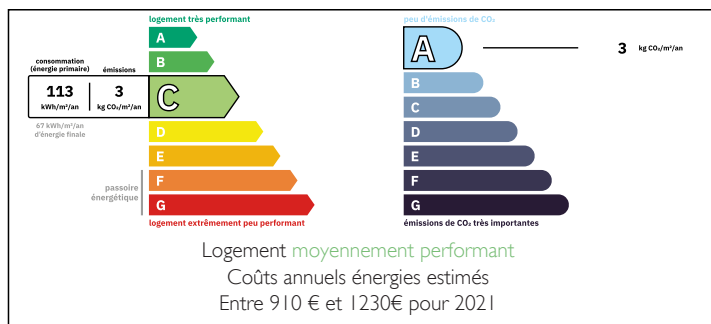
Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	11000 m2

## IN BRIEF

A surprisingly spacious four bed stone cottage with outbuildings in over a hectare of flat land. Benefitting from recent heat pump central heating and additional insulation as well as double glazing throughout, this property keeps on giving. The towns of Mortain and St Hilaire du Harcouet are 10 and 12km respectively. St Malo 93km and Rennes airport 97km. Mont St Michel 48km. A rural location with pretty views, but not complete isolation. A must view.

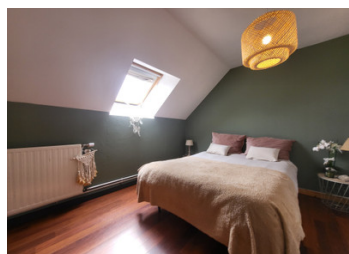


## ENERGY - DPE



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

A convenient location next to a country lane.

Ground Floor.

You enter into a large and light living room of 33m<sup>2</sup> with fireplace. To your right is a spacious 22m<sup>2</sup> kitchen open to the lounge with fitted units. Off the living area is a useful 9m<sup>2</sup> utility room/boiler room, with a separate WC and 5.5m<sup>2</sup> shower room.

First Floor.

Stairs in the living take you to a landing with four bedrooms of 12m<sup>2</sup>, 10m<sup>2</sup>, 8 m<sup>2</sup> and 7m<sup>2</sup> as well as a separate 5.5m<sup>2</sup> family bathroom.

Outside.

Directly in front of the house is a roomy courtyard with parking for several vehicles where you find a large wood sided hangar barn of around 65m<sup>2</sup> with two lean-tos either side, ideal for storage or even as housing for animals or a garage/workshop. Attached to the house are two extra storage spaces with a floor area of around 50m<sup>2</sup> for both that also have the potential for conversion, subject to permissions. There is also a garden area to the front, ideal for a vegetable garden perhaps. Also in front of the house is the large flat paddock of at least a hectare. The possibilities are endless, but this field would be ideal for animals.

A cracker and not to be missed.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>