

Picture postcard detached stone cottage with panoramic views not far from Mortain.



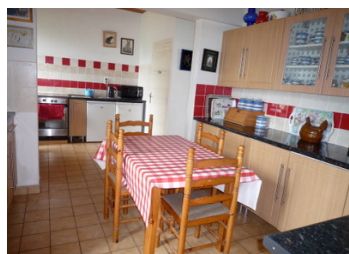
## INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1940 m2

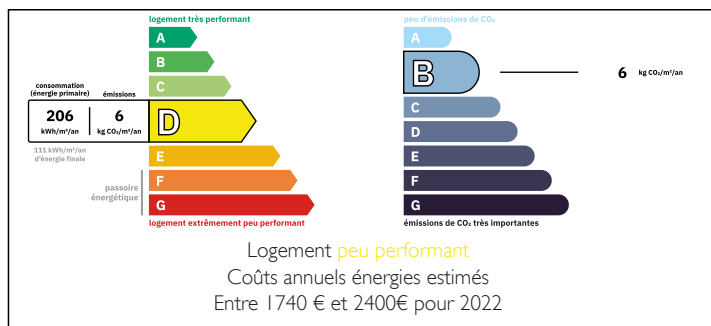
## IN BRIEF

Leggett Immobiliser is proud to present a roomy, detached three bedroom stone cottage in half an acre of ground. A superb setting with no immediate neighbours and breathtaking views over rolling countryside. Approx. 14km from the market towns of Mortain and St Hilaire du Harcouet in south Normandy. The village with amenities is 3.4km. Easy access to ferries within 2 hours drive. Rennes airport around 110km. St Malo approx. 95km. Mont St Michel 55km.

A location to die for if you are looking for peace and quiet..



## 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

Situated at the end of a no-through lane, the view hits you as soon as you arrive, stretching for miles to encompass the gorgeous countryside.

Ground floor.

You enter the cottage into a large double aspect living/dining area of around 25m<sup>2</sup> with fireplace and wood-burning stove. Off here is the fully fitted kitchen, also with enough space for a dining table. To the rear there is a utility area with access to the rear garden and a separate shower room and WC.

First floor.

Solid wood stairs lead to a large landing area with plenty of space for an office corner. You will also find three good sized double bedrooms, one of which has an en-suite bathroom, all with beautiful views. There is scope to change the layout.

The space is excellent and this makes a superb family home. It is mostly double glazed with electric heating, and retains many character features.

Outside.

The mature garden is laid mostly to lawn with established planting. You will find a good outbuilding to the rear for keen gardeners and those views are never far away. There is a large garage/wood store attached to the house, providing extra storage or workshop space.

This location is second to none. With no neighbours, it is a tranquil haven.

You can reach St Malo and Caen in an hour and half from here. Mont St Michel is around 45 mins away or 55km.

Come and take a look, you will not be disappointed.

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Information...