

Roomy town centre property tucked away in central Mortain. A hidden gem.



## INFORMATION

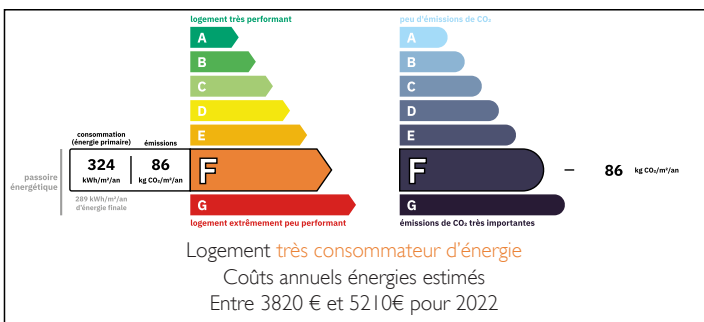
Town:	Mortain-Bocage
Department:	Manche
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	507 m2



## IN BRIEF

A roomy detached 70s built three bed property with garden in central Mortain. All town amenities are within walking distance. This delightful property offers great internal space and it is ready to move into. The garden is private and views pretty. Mont St Michel 49km. St Malo 95km. Caen 100km. Rennes airport 117km. Mainline train to Paris Vire 25km. Early viewing is 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.



## DESCRIPTION

Tucked away down a quiet side street in an elevated position, this property is a must see.

### Ground Floor.

You enter into a large and light hallway with the double aspect 25m<sup>2</sup> living room to your left. Straight ahead is the fitted kitchen of 8.4m<sup>2</sup> with access to the rear of the house. To the right of the kitchen is a 6m<sup>2</sup> bathroom and separate WC as well as a roomy 12.8m<sup>2</sup> double bedroom, currently used as a snug/second reception room.

### First Floor.

Solid wood stairs lead from the ground floor hallway up to a light landing area where you find a shower room with WC under eaves of 3.8m<sup>2</sup> and two good sized double bedrooms à 11 and 12m<sup>2</sup>. Each of these rooms has built-in storage as well as four eaves spaces, providing plenty of additional dry storage.

The house is double glazed throughout and benefits from oil fired central heating.

### Basement.

The basement area covers the foot print of the house and comprises a good sized garage of 25m<sup>2</sup> with a separate boiler room as well as a utility area. The basement can be accessed from inside the house as well as outside to the rear of the property.

### Outside.

The garden wraps around the house and it is laid mostly to lawn with a gravelled seating area to the side, ideal to take advantage of the views over neighbouring woodland and fields.

A hidden gem and a must see.

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Information about risks to which this property is exposed...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES