

Pretty, detached cottage in rural hamlet | 1 km from popular Mortain



INFORMATION

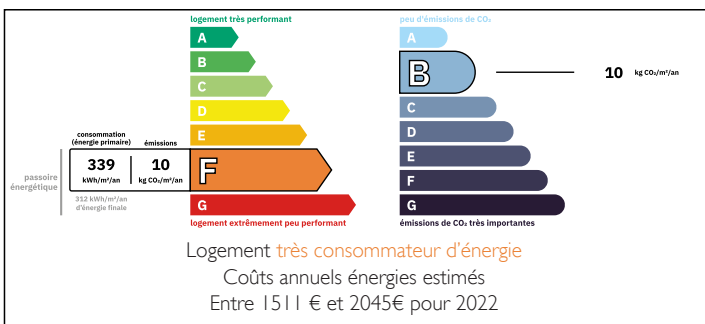
Town:	Mortain-Bocage
Department:	Manche
Bed:	3
Bath:	1
Floor:	100 m ²
Plot Size:	4105 m ²



IN BRIEF

A deceptively spacious detached three bed stone cottage with a good outbuilding in just over an acre. A quiet hamlet setting not far from Mortain. The peace of the countryside, but not far from amenities, makes a comfortable holiday or permanent home. The market town of St Hilaire du Harcouet is 13km away. The nearest village with amenities is 2.3km. St Malo 86km, Rennes airport 90km. Mont St Michel 50km. A not to be missed property.

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

Situated on a quiet rural lane offering peace without isolation.

Ground Floor:

You enter into a roomy and light fitted kitchen of 28.75m² with shaker style units and more than enough space for a good sized table and chairs. Off here is a 26.5m² living room with fireplace.

First Floor:

Stairs in the kitchen lead to a small landing area where you find three bedrooms under eaves of 28m², 9m² and 8m² respectively. The master bedroom oozes character with exposed stone and beams as well as a roll top bath. You will also find a separate 4.5m² shower room with WC.

Outside.

The outside space is laid mostly to lean with many mature trees and a small stream running at the end. The outbuilding in stone on two levels has had a new roof. It provides additional storage or has the potential to be an annex or workshop depending on your needs.

Early viewing is recommended.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES