

Gorgeous detached family home in stone close to popular Mortain and Sourdeval



## INFORMATION

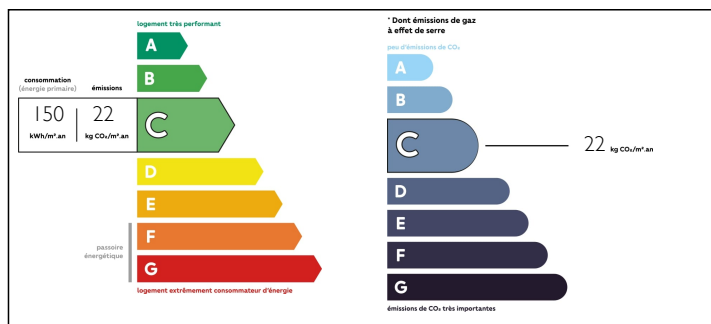
Town:	Le Fresne-Poret
Department:	Manche
Bed:	4
Bath:	2
Floor:	194 m2
Plot Size:	4296 m2

## IN BRIEF

Beautifully presented detached, four bed stone family home with attached barn in just over an acre, offering excellent space. Renovated within the last five years this property offers space in abundance, with potential to extend into the barn space and a confirming septic tank. The location is rural with easy access to the towns of Mortain 12km, Sourdeval 7km and Vire 23km. Ferries and airports within 2 hours. Caen 100km, Saint Malo 108km. A superb property restored to a very good standard and early viewing is highly recommended.



## ENERGY - DPE



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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

Accessed off a country lane, this property is approached via a long drive.

### Ground Floor.

You enter into an impressive 17.5m<sup>2</sup> hallway which is a double height space with solid wood stairs leading to the first floor. Here you find a downstairs cloakroom of 3m<sup>2</sup> and a separate boiler space. To your left you go into the large and light 25m<sup>2</sup> kitchen that was fitted within the last three years. To the rear of the kitchen area is a large larder cupboard. From the kitchen there is another large and light reception 28m<sup>2</sup> room with fireplace and access to the outside.

To the right of the hallway you find another large 30m<sup>2</sup> sitting room with feature fireplace. Another excellent space.

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

### First Floor.

Wood stairs take you to a good sized feature galleried landing from where you find four double bedrooms of 20m<sup>2</sup>, 17.7m<sup>2</sup>, 12m<sup>2</sup> and 10m<sup>2</sup> respectively. The master bedroom has a roomy ensuite shower room of 5m<sup>2</sup>. There is also a separate family shower room of 3.5m<sup>2</sup>. The bedrooms are carpeted. The quality finish is apparent throughout.

### Outside.

The garden area around the house is mature and laid mostly to lawn. The barn attached to the house is around a 40m<sup>2</sup> footprint and is a large double height space, offering excellent storage or the possibility to extend the existing accommodation, subject to permissions. There are also...

## NOTES