

UNDER OFFER - Stone house for renovation with planning permission for 3 bedroom home. Attached barns.

EXCLUSIVE



INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	2
Bath:	0
Floor:	110 m2
Plot Size:	1337 m2

IN BRIEF

Fantastic opportunity to create your perfect family home. A totally blank canvas just waiting for someone to unleash their imagination.



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

This lovely granite property is set in a secluded hamlet surrounded by countryside.

It is a perfect renovation project, however the roof is in very good condition and a new septic tank was fitted in 2009 which has barely been used since. Electricity is a few metres from the property and requires connecting.

Planning permission has been granted to convert the middle section into a three bedroom home. Consisting of an open plan kitchen/lounge on the ground floor, two bedrooms and family bathroom on second floor and a master bedroom with en suite on the top floor.

There are extensive attached barns to one side, one with the original wooden animal feed troughs. To the other side is an attached colombage garage and further storage area. Planning has been requested to convert these barns on either side into habitation.

More photographs and information available on request.

Ground floor 45.57m²

1st Floor 45.86m²

2nd Floor 19m² at over 1.8m height.

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

NOTES