

Family house with a gite, five hectares of pasture & two fishing ponds. close to historic Mortain.

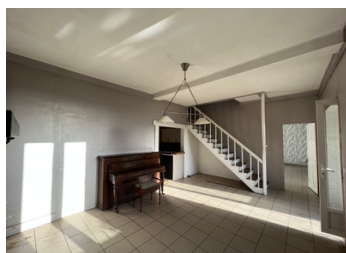
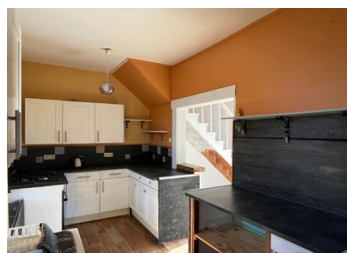


INFORMATION

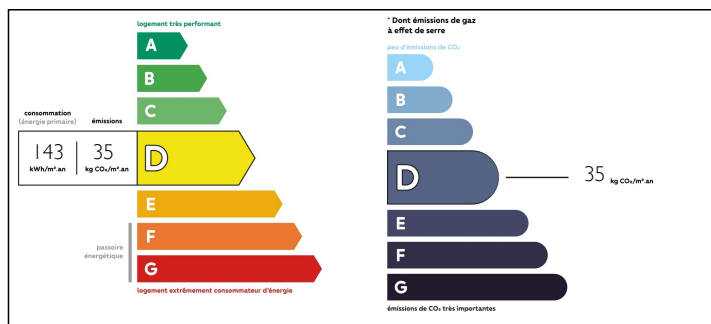
Town:	Le Neufbourg
Department:	Manche
Bed:	5
Bath:	3
Floor:	238 m2
Plot Size:	52470 m2

IN BRIEF

Lovely three bedroomed stone house with a 2 bed gite! Situated on the edge of the village within walking distance to amenities. Surrounded by it's own fenced land with field shelter. Gravelled patios, mature gardens and an allotment Adjacent to the properties is an additional field with coppice and two fishing ponds. Planning has previously been sought for a building to be erected for leisure use! Heating to the main house is woodstoves & electric radiators, the gite benefits from Oil central heating.



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 foncière: 1 600 EUR

NOTES

DESCRIPTION

Presently arranged as follows:

House 1

Ground floor:-

Dining room with wood stove

Kitchen

Living room with woodstove

Bedroom

First floor:-

Two bedrooms

Family bathroom with WC

House 2

Ground Floor:-

Entrance hall

Cloakroom with WC

Kitchen with dining area

Living room

First Floor:-

Two bedrooms both with en-suite bathrooms

Exterior:-

Gardens

Pasture

Field Shelter

Coppice with two fishing ponds.

More images are available upon request.

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