

Attractive 4 bed family home offering plenty of space with amenities only a short walk away.



## INFORMATION

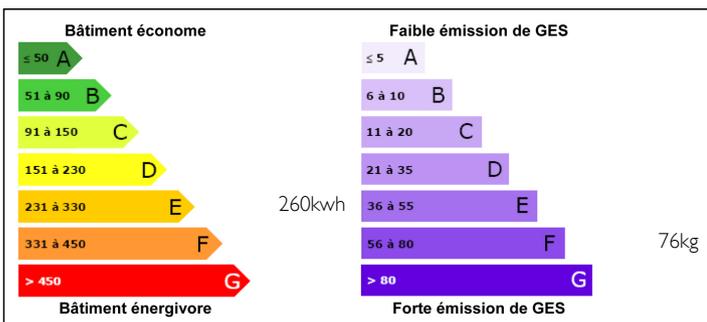
Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	633 m <sup>2</sup>



## IN BRIEF

Set down a quiet cul-de-sac this pretty 4 bed (2 bedrooms on the ground floor), property is filled with natural light and offers spacious accomodation. Though tucked down a quiet lane there is easy walking distance to amenities including a bar, superette, bakers, The local school is only minutes away.

## 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 property has so much to offer and is great as either a full time or secondary residence. From the entrance you enter into a modern fully fitted kitchen (14.1m<sup>2</sup>) Plenty of storage space and work surfaces sit along high end appliances including a Samsung oven and microwave. 2 good size double bedrooms (13.1m<sup>2</sup>, 10.6m<sup>2</sup>) sit along a modern shower room (6.7m<sup>2</sup>). Large walk in shower, WC and hand basin with storage, newly installed and with modern neutral tiling. The open plan living room dining room (34.8m<sup>2</sup>) is bright and open. Space for a family size dining table, open fire and double doors to the wrap around balcony (11m<sup>2</sup>) which is the ideal place to have a morning coffee or sit and watch the sunset. There is an office that would also work perfectly as a play room, hobby room or 5th bedroom (10.7m<sup>2</sup>). A conservatory (13.2m<sup>2</sup>) looks out and has access on to the sunny back garden. Upstairs there are 2 double bedrooms (15.2m<sup>2</sup> 9.1m<sup>2</sup>) with one leading to the loft that could allow you to create an en suite or dressing area though currently used for storage. These bedrooms have wood flooring and are bright and spacious. The family bathroom (4.3m<sup>2</sup>) bath, overhead shower, wash basin and wc complete this floor. The sous sol consists of a utility with pantry cupboard, work shop, storage area and garage. There is also a separate wood storage area. Outside there is garden...

## NOTES