LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42094KIW50 Price: 190 000 EUR

agency fees to be paid by the seller

Two stone properties on 5 hectares of land suitable for horses near Mortain (50)

EXCLUSIVE















INFORMATION

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

IN BRIEF

Exciting opportunity to purchase a 3-bedroom detached stone property along with a 2-bedroom gite on a plot of 5 hectares with grazing for horses and two fishing ponds.

The main house comprises, on the ground floor: fitted kitchen, living room with fireplace (wood burner), ground floor bedroom or second reception room, study.

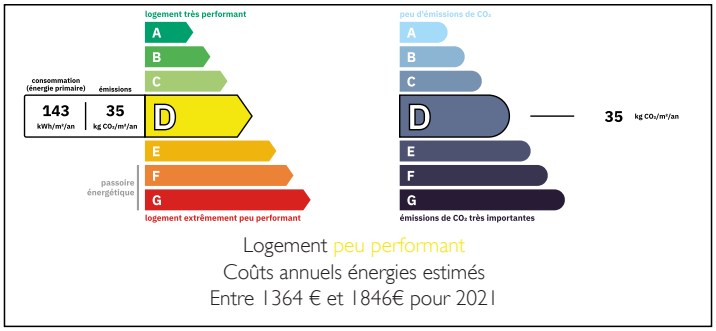
First floor: landing leading to 2 bedrooms and bathroom with WC.

There is a garden with fruit trees and shrubs in front of the property, and it has panoramic views over the countryside. Ample space for parking vehicles.

The 2-bedroom gite comprises:

On the ground floor: entrance hall with fitted cupboards and downstairs cloakroom. Door leading through to the fitted kitchen. Spacious and light living and dining room (33m2) with patio doors.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1364 € et 1846€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

First floor: bedroom one with an ensuite shower and WC and a dressing room, bedroom two with an ensuite bathroom with WC, dressing room and fitted cupboards. Landing with storage cupboard.
This property benefits from oil-fired central heating and double-glazed windows.

The properties are situated in the south Manche, 2.6 km from the town of Mortain which has a good selection of shops and services. This area has an excellent road network and easy access to three ferry ports—Cherbourg, Caen Ouistreham, and St Malo—for UK travel.

More photos available on request.

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

NOTES

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