

Beautiful family home with income potential in the heart of the village with local amenities



INFORMATION

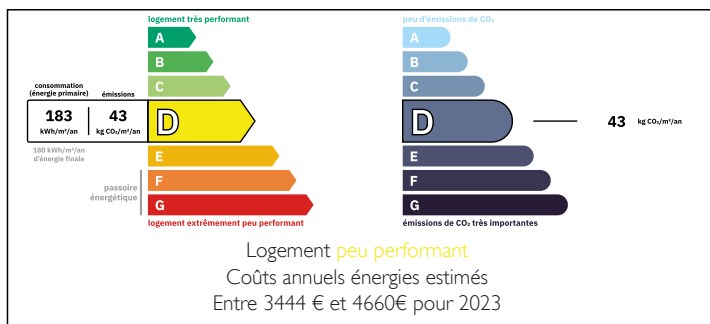
Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	3
Floor:	182 m2
Plot Size:	3091 m2

IN BRIEF

Amber Ashby and Leggett Immobilier International are proud to present this beautifully restored 1759 character property for sale in Bion 50140, Normandy. Located within walking distance of the village bar, convenience store and community hall, this spacious stone house combines original features with recent high-quality renovations. Offering 4 spacious bedrooms and 3 bathrooms, this character Normandy farmhouse features a bespoke oak staircase, fitted kitchen, landscaped gardens, courtyard, workshop, barn and extensive outbuildings, including 2 potential gîtes with further additional development potential (subject to planning permission) This property is ideal as a family home, holiday home or tourism business. Situated close to Mortain, Saint-Hilaire-du-Harcouët and Mont-Saint-Michel, with easy access to ferry ports and airports, this Normandy property offers countryside living with local amenities nearby in a vibrant village setting.

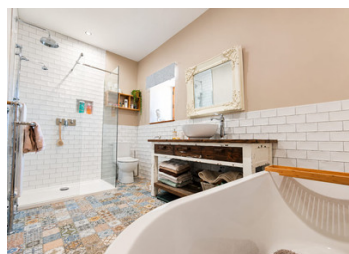


ENERGY - DPE



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: 3000 EUR

NOTES

DESCRIPTION

Amber Ashby and Leggett Immobilier International are proud to present this beautifully restored Character village home built in 1759, with Gîtes, Barns & Development Potential in the heart of the Rural Normandy countryside

Situated in the lively village of Bion, within walking distance of the local bar and convenience store, this substantial character property dating back to 1759 offers a blend of period charm, practical family living and exciting business or development potential in the Normandy countryside.

Lovingly restored over the past three years, the current owners have undertaken extensive renovation works with care and attention to detail, preserving the character of the property while improving comfort and functionality for modern living. A particular feature of the house is the custom-made artisanal oak staircase, designed as a central focal point and providing an elegant flow through the upper floors of the property.

The main house offers spacious accommodation arranged over three floors.

Entering through the front entrance, you are welcomed into a large and tastefully renovated lounge/salon featuring a historic fireplace at the heart of the home. The reception space flows naturally through to the fully equipped kitchen, installed within the last three years, offering generous storage, quality fittings and attractive floor tiles imported from Spain.

The first floor comprises two double bedrooms, one benefiting from an en-suite bathroom, together with a study and a separate family bathroom. The rooms throughout the property have been carefully renovated while retaining the original character of the house.

On the second floor...