LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47546LSB50 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

A character village property with a seperate self-contained holiday cottage

EXCLUSIVE















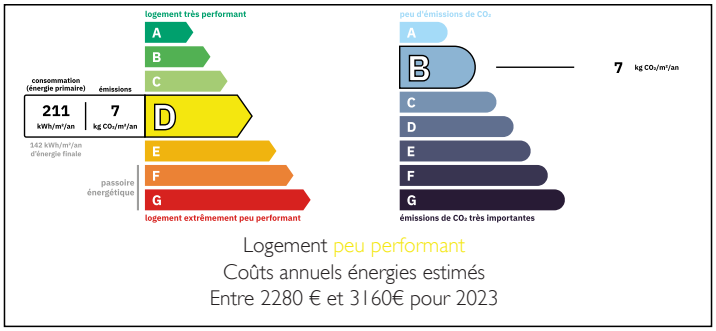
INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	5
Bath:	3
Floor:	173 m2
Plot Size:	932 m2

IN BRIEF

Set in Notre-Dame-du-Touchet, this property includes a private driveway and garden, a main house, a two-storey gite, a single, double height barn, a wooden shelter for parking and storage, and a well, on 932 m² of land. The main house offers a kitchen/dining room, living room, one ground-floor bedroom, bathroom with WC, plus three upstairs bedrooms, which could be made to another bedroom, and a bathroom. The gite has a living area with a kitchenette, with one bedroom upstairs and a bathroom with WC. Access to the village through a gate. The garden is totally private and not overlooked by neighbours.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2280 € et 3160€ pour 2023

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47546LSB50 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**655 EUR**

NOTES

DESCRIPTION

Set in the heart of Notre-Dame-du-Touchet, this appealing property brings together a characterful main house, a separate two-storey gîte and a collection of versatile outbuildings. With 932 m² of land, a private garden and convenient access to the village through a gate, it offers a lovely balance of space, privacy and village life.

The main house is arranged to make everyday living comfortable and practical. On the ground floor, a kitchen and dining area provide a welcoming place to cook and gather, alongside a separate living room, a bedroom and a bathroom with WC. Upstairs, three further bedrooms and a second bathroom.

The separate two-storey gîte adds welcome flexibility for visiting family and friends, or for creating an independent guest space. It includes a living area with kitchenette, a bathroom with WC and an upstairs bedroom.

Outside, a private driveway leads to the property and the garden offers a peaceful setting to enjoy the grounds. The garden is not overlooked by neighbours, creating a sense of seclusion while remaining within easy reach of the village. A gate provides direct access into Notre-Dame-du-Touchet.

The outbuildings add further possibilities. A double-height barn offers generous open space, while a wooden shelter can be used for parking and storage. A well is also included.

With its separate gîte, adaptable rooms and useful outbuildings, this property offers a range of possibilities for village living, hosting guests or making the most of its additional spaces.

Information about risks to which this property is exposed is available...

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr