LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48664AA50 Price: 69 000 EUR

agency fees to be paid by the seller

Stone Normandy Countryside House with Private Garden and Orchard















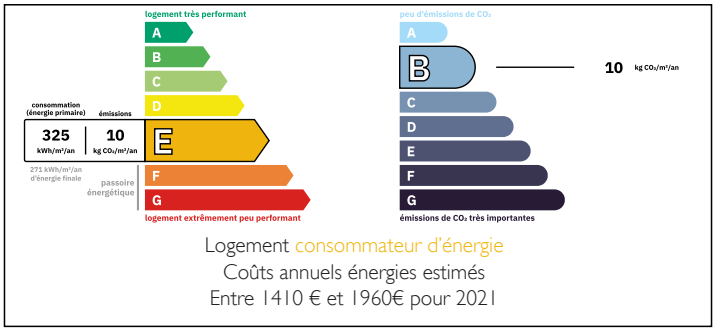
INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	2
Bath:	2
Floor:	74 m2
Plot Size:	2010 m2

IN BRIEF

A charming stone countryside house near Mortain, offering an ideal lock-up-and-leave holiday home in the heart of the Normandy countryside. Set at the end of a quiet country lane, the property enjoys a secluded garden with an apple orchard, fruit bushes, mature shrubs and trees. Inside, the open-plan kitchen, living and dining room features exposed beams, a wooden ceiling and a log burner, with a ground-floor bedroom and en-suite shower room, plus a further spacious double bedroom and family bathroom upstairs. A large attached storage barn offers useful additional space and potential, subject to the necessary planning permissions. Mortain, Barenton and Domfront are all a short drive away. A new fosse septique system was installed in 2023

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1410 € et 1960€ 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.

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NOTES

DESCRIPTION

Amber Ashby and Leggett International are proud to represent this charming stone countryside house near Mortain, a lovely Normandy retreat and an ideal lock-up-and-leave holiday home. Set at the end of a quiet country lane, the property offers a peaceful setting, a secluded garden and comfortable accommodation, with the towns of Mortain, Barenton and Domfront all a short drive away.

You enter the house directly into the open-plan kitchen, living and dining room, which features a log burner, exposed beams and a wooden ceiling. Stairs lead to the first floor from the kitchen. Also off the kitchen is a ground-floor bedroom with an en-suite shower room, WC and washing machine.

Upstairs, an inner hallway and landing lead to a further large double bedroom with a vaulted ceiling and exposed beams. There is also a spacious bathroom with a separate bath and shower cubicle, and a WC.

Outside, the house is tucked away at the end of a small driveway. The garden opens out to the left, where you will find a small apple orchard and fruit bushes. Directly in front of the house, the garden is mainly laid to lawn, with mature shrubs and trees. It is a wonderfully private blank canvas, ready for a new owner to put their own stamp on it. There may be space to create a sunny terrace for outdoor meals or morning coffee, alongside plenty of shaded spots to enjoy during warmer days.

Attached to the end of the house is a...