LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A49036AA50 Price: 145 000 EUR

agency fees to be paid by the seller

# A Characterful Normandy Town House with Countryside Views, Four Bedrooms and Garden

EXCLUSIVE















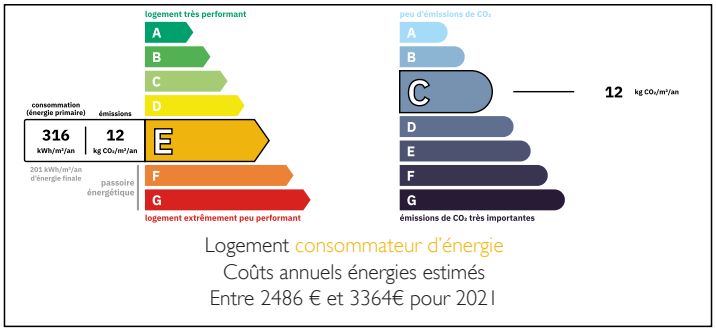
## INFORMATION

| | |
|---|---|
| Town: | Mortain-Bocage |
| Department: | Manche |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 126 m2 |
| Plot Size: | 407 m2 |

## IN BRIEF

A lovely four-bedroom character home in the heart of Mortain, enjoying an elevated position with beautiful views across the Normandy Bocage countryside. Within walking distance of local shops, schools, supermarkets, restaurants and cafés, this spacious property combines original character with comfortable modern living. Inside, you will find a well-equipped kitchen with a feature stone fireplace and central island, two generous reception rooms, both with log burners, and four double bedrooms. There is also a full basement offering plenty of potential for additional living space, a home office or workshop. Outside, the manageable garden, raised terrace, mature planting and private parking provide a lovely setting for enjoying the warmer months. With solar panels, double glazing and electric shutters, this is an affordable home to run, equally suited to permanent family living or as a lock-up-and-leave holiday property. The famous Mortain waterfalls, woodland walks and historic attractio

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2486 € et 3364€ 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 lovely four-bedroom character property in the heart of Mortain, a traditional Normandy market town surrounded by beautiful rolling Bocage countryside. Offering generous living accommodation, original character features, a full basement and a manageable garden, this is a home that combines the charm of traditional French living with the practicalities of everyday family life.

Set in an elevated position with lovely views across the surrounding countryside, the property is just a short walk from the centre of Mortain and its range of local amenities. It would make a lovely permanent family home or a lock-up-and-leave holiday property for those looking to enjoy everything this part of Normandy has to offer.

You enter the property directly into a small inner hallway, with space for coats and umbrellas. A beautiful original door conceals the staircase to the first floor.

To the right of the hallway is the well-equipped kitchen, featuring a lovely stone fireplace which creates a real focal point. There is plenty of storage within the range of cupboards, together with a large central island, making this a practical and sociable space for everyday family life. There is also access to the full basement below.

To the left of the hallway is a cosy snug with a log burner. This room could be used as a dining room, an additional family room, a children's playroom or a separate TV room, depending on your requirements.

To the rear of the house is a large and particularly light reception room, spanning the entire width of the property. With triple-aspect windows, a further log burner and direct access onto the terrace and garden, this is a lovely space for entertaining or...