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## Countryside house for sale in Manche - VIRTUAL TOUR

**Mortain , Manche , Normandy**



# €150,000

inc. of agency fees

4 Beds    2 Baths    140 sqm    0.1 ha

Recently renovated detached stone house in quiet hamlet with garden and garage This property stands in a quiet rural hamlet and has...

### At a Glance

<b>Reference</b>	MFH-NORF01898	<b>Near to</b>	Mortain	<b>Price</b>	€150,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	140 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Recently renovated detached stone house in quiet hamlet with garden and garage

This property stands in a quiet rural hamlet and has been renovated over the last 18 months by the present owner. It has light, airy rooms and high ceilings, a new kitchen, utility room, electrics and a superb master

bedroom with en-suite bathroom on the second floor. The septic tank is believed to have been installed in 2021. The attached garage has been renovated with a large door (3 m high x 2.550m wide) to allow access for a Motor Home - there is also a workshop area and dog shower.

This house is situated in the southwest of Normandy, near the borders of Manche and Calvados. Only a few minutes drive away, the town of Sourdeval offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. Also a short drive to the town of Mortain, where you will find shops, schools, doctors' surgeries, supermarkets, etc. and local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Beaches on the west coast are an hour's drive away and approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 20 minutes drive, as is the Saint Sever forest.

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## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Lounge** 6.14 x 5.89m Window and partly glazed double doors to front elevation. Laminate flooring. Stairs to first floor with cupboard under. Exposed beams. Granite fireplace with woodburner. Exposed stone wall. cupboard housing electrics.

**Kitchen/Breakfast room** 3.78 x 3.74m Range of matching base and wall units. Worktops with integrated sinks with mixer tap. Space for range style cooker with extractor hood over. Space for American-style fridge/freezer. Glazed door to front elevation.

**Utility Room/Cloakroom** 3.61 x 1.90m Sink unit with mixer tap. Toilet. Worktops. Space and plumbing for washing machine. Space for tumble dryer. Door to attached garage.

### **On the First floor -**

**Landing** Window to front elevation. Laminate flooring. stairs to second floor.

**Bedroom 1** 3.78 x 3.76m Window to front elevation. Laminate flooring.

**Bedroom 2** 3.70 x 3.34m Window to front elevation. Laminate flooring. Shelving, Electric radiator.

**Bedroom 3** 4.05 x 2.44m Window to west elevation.

**Shower Room** 3.52 x 2.00m Window to east elevation. WC. Heated towel rail. Vanity unit. Corner

shower.

### **On the Second Floor -**

**Master Bedroom** 9.57 x 4.10m Sloping ceiling. Exposed "A" frame. 4 Velux windows to front elevation. 2 radiators. **Bathroom** Vanity unit. Corner bath with mixer tap/shower fitment. WC. Heated towel rail.

### **OUTSIDE :**

**Attached Garage** 10.59 x 2.96m High door to west elevation for motor home. 2 windows to rear elevation. Hot water cylinder. Part concrete and part tiled floor. Dog shower.

The **garden** is laid to lawn.

### **ADDITIONAL INFORMATION :**

Mains water and electricity are connected. Telephone not connected. Fibre optic broadband available near property. Heating is provided by electric radiators. Electric hot water cylinder. Double glazed windows.

### **FINANCIAL DETAILS :**

Taxes Foncières : 500€ per annum

Taxe d'habitation : € per annum

**Asking price : 150,000€ including Agency fees of 10,000€. In addition the buyer will pay the Notaire's fee of 11,600€**

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

**Estimated annual energy costs of the dwelling between 1 620€ and 2 230€ per year**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )



## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€150,000

## Key Information

Internal Area:	140 sqm
Land Area:	0.1 ha

## Location: Normandy



## Gallery











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**C. BAUER – Sunday Times**

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