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## Countryside house for sale in Manche - VIRTUAL TOUR

**Mortain , Manche , Normandy**



**€214,000**

**inc. of agency fees**

**4 Beds   2 Baths   109.46 sqm   0.23 ha**

Pretty 4 bedroom house with garaging for several cars The property is believed to have been built in 1980-1981 and has been considerably...

### At a Glance

**Reference** MFH-NORF01963  
**Bed** 4  
**Land** 0.23 ha

**Near to** Mortain  
**Bath** 2  
**Pool** No

**Price** €214,000  
**Hab.Space** 109.46 sqm  
**Land Tax** N/A

### Property Description

Pretty 4 bedroom house with garaging for several cars

The property is believed to have been built in 1980-1981 and has been considerably improved recently. The roof was replaced in 2019, double glazed windows with electric shutters, a heat source pump and new

kitchen and bathroom have been added. There is garaging for several cars and 2 small paddocks, fenced for sheep.

It is situated in the southwest of Normandy, near the borders of Manche and Calvados, approximately 7kms from Sourdeval with every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market and 4 miles from Mortain. The beaches on the west coast near Avranches are a 45 minute drive away and Sourdeval is 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 15 minutes drive, as is the Saint Sever forest.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the Ground Floor:**

#### **Open Plan Lounge/Dining Room/Kitchen :**

**Kitchen** 4.23 x 3.70m Partly glazed door and window to wet elevation. Range of matching base and wall units. Built-in dishwasher and 4-ring gas hob with extractor hood over. Sink with mixer tap. Built-in oven, microwave and fridge. Tiled floor. Central heating thermostat. Worktops with tiled splashback. Door to stairs to first floor. Radiator. Door to stairs to basement.

**Lounge/Dining Room** 7.11 x 3.65m Partly glazed double doors to the terrace and window to south elevation. 2 upright radiators. Fireplace with inst woodburner. Tiled floor.

**Cloakroom** Suspended WC. Half tiled. Obscure glazed window to east elevation.

**Bathroom** 3.32 x 2.35m Fully tiled. Buit-in cupboard. 2 radiators. Bath with disabled access, mixer tap/shower fitment and screen. Vanity unit with mirror and light over.

**Bedroom 1** 3.25 x 2.96m Window to north elevation. Radiator. Laminate flooring.

**Bedroom 2** 3.79 x 2.95m Window to wet elevation. Radiator. Tiled floor.

### **On the First Floor -**

**Landing** Laminate flooring. Hatch to loft.

**Shower Room** 4.27 x 0.81m Velux window to east elevation. Vanity basin with mirror and light over. WC. Shower. Heated towel rail. Sloping ceiling.

**Bedroom 3** 3.65 x 2.94m Window to north elevation. Radiator. Sloping ceiling. Laminate flooring. Door to storage area.

**Study** 4.20 x 1.36m Velux window to west elevation. Sloping ceiling. Laminate flooring. Radiator.

**Bedroom 4** 3.75 x 3.61m Window to south elevation. Sloping ceiling. Built-in cupboards. Radiator. Door to storage room.

#### **In the Basement -**

**Tandem Garage** 11.37 x 3.87m Electric PVC sliding door to south elevation. Tiled floor. Radiator.

**Utility Room/Boiler Room** 3.66 x 3.58m Window to south elevation. Tiled floor. Space and plumbing for washing machine. Double stainless steel sink with mixer tap. Space for free-standing cooker with extractor over. Base and wall unit. Oil boiler and electric boiler for heat source pump.

**Cloakroom** WC.

**Store Room** 4.24 x 2.40m Well water cylinder.

**Store Room** 3.60 x 2.91m Windo to north elevation. Tiled floor.

#### **OUTSIDE :**

Electric double metal gates lead to a tarmac drive, parking and turning area, and garages.

Separate Detached block built **double garage**.

Fully fenced garden divided into 2 small paddocks. Timber and corrugated iron shed. Gravel area to the rear of the house. Attached shed housing oil storage tank.

The garden to the front and side of the house is laid to lawn. A pedestrian gate leads to a west facing terrace. Flower and shrub borders.

#### **ADDITIONAL INFORMATION :**

Mains water and electricity are connected. Drainage is to a septic tank which will not be up to current regulations. Double glazed pvc windows with electric shutters. Heating is provided by a Heat Source Pump and a warm air flow system from the inset woodburner. Broadband internet connection. Well water is used for the WC, washing machine and exterior taps.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1,074€ per annum

Taxe d'habitation : € per annum

**Asking price : 214,000€ including Agency fees of 14,000€. In addition the buyer will pay the Notaire's fee of 15,700€**

**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 760€ and 1,120€ 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): 06/03/2025 )

**SIF – 001963**

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€214,000

### Key Information

Internal Area:	109.46 sqm
Land Area:	0.23 ha

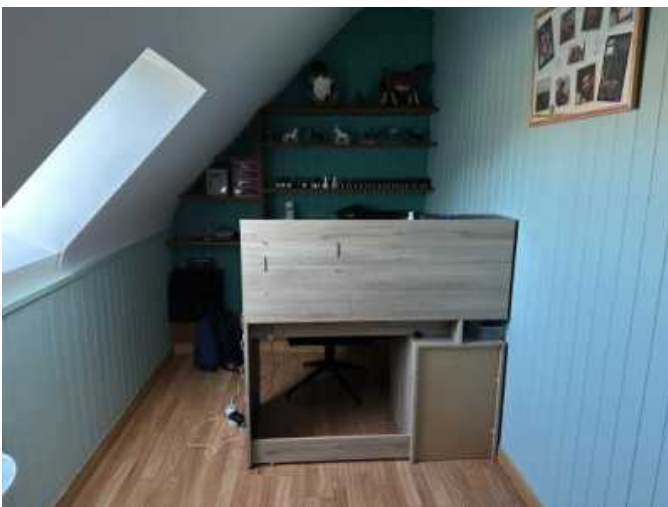
### Location: Normandy



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