

[Click to view MFH-NORF01970](#)

## Apartment for sale in Manche - VIRTUAL TOUR

**Mortain , Manche , Normandy**



**€340,000**

inc. of agency fees

12 Beds    5 Baths    426 sqm    0.17 ha

Fully Renovated Home and Income Opportunity with 3 Gîtes This property is an excellent opportunity for a home and income or several...

### At a Glance

**Reference** MFH-NORF01970  
**Bed** 12  
**Land** 0.17 ha

**Near to** Mortain  
**Bath** 5  
**Pool** No

**Price** €340,000  
**Hab.Space** 426 sqm  
**Land Tax** N/A

### Property Description

Fully Renovated Home and Income Opportunity with 3 Gîtes

This property is an excellent opportunity for a home and income or several families buying together. The buildings have all been renovated and there is a 4/5 bedroom house with attached 1 bedroom gîte, a 2

bedroom apartment and 3/4 bedroom Owners' Accommodation. There is further potential to develop the barn under the apartment, subject to permission. It is within walking distance of a popular bar/restaurant and the town of Mortain a little further away.

The property is situated a couple of minutes drive from 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. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 5 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock and on a Saturday in Mortain. 20 mins to Bowling, sports centers and the 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 45 minutes. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (15 miles) from where you can take a fast train to Paris.

here

## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :**

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

**Entrance Hall** 4.04 x 2.86m Tiled floor. Partly glazed door to south elevation. Radiator. Spiral staircase to first floor with cupboard under. Marble fireplace with woodburner.

**Cloakroom** Tiled floor. WC. Hand basin.

**Lounge/Dining Room** 5.96 x 4.98m Part wood panelled wall. 2 windows to front and window to east elevations. Marble fireplace with woodburner. Coving and ceiling rose. Wood flooring. Central heating thermostat.

**Kitchen** 3.82 x 3.22m Window to south elevation. Range of matching base unit with worktops and tiled splash-back over. Space for free-standing cooker. Sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Radiator. Tiled floor. Built-in cupboard.

### **On the first Floor -**

**Landing** Stairs to second floor. Cupboard. Wood flooring.

**Bedroom 1** 4.22 x 3.41m Window to south elevation. Wood flooring. Radiator. Built-in cupboards.

Ornamental marble fireplace. Blocked off connecting door to Gite 1.

**Bathroom** 3.72 x 3.57m Window to south elevation. Bidet. Vanity basin. Built-in cupboards to one wall. Heated towel rail. Bath with mixer tap/shower fitment and tiled surround. Door to:

**Landing** Window to south elevation. Radiator. Wood flooring.

**Master Bedroom** 5.98 x 4.99m (max) (could be divided into 2 if required) 2 windows to north, east, and south elevations. Wood flooring. Radiator.

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

**Landing** Velux window to rear elevation. Wood flooring.

**Shower Room** 3.24 x 3.19m (max) Shower unit with jets. Twin vanity unit. WC. Wood flooring. Inset spotlights. Window to south elevation.

**Bedroom 3** 5.74 x 5.05m Window to north, south and east elevations. Exposed "A" frame. Wood flooring. Exposed stone walls. 2 radiators.

**Bedroom 4** 3.96 x 1.38m Velux window to south elevation. Wood flooring. Radiator. Sloping ceiling. Small door to:

**Study/Bedroom 5** 3.96 x 1.38m Velux window to front elevation. sloping ceiling.

### **OUTSIDE :**

**Enclosed** is a paved garden at the front of the property.

### **THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :**

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

**Lounge/Dining Room/Kitchen** 3.69 x 3.46m Partly glazed "stable" door and window to front elevation.

**Space for** free-standing fridge. Range of matching base and wall units including display unit. Stainless steel sink with mixer tap. Worktops and tiled splash-back. Space for free-standing cooker. Cupboard. Tiled floor. Vents. Radiator. Door to stairs to first floor.

**Cloakroom** Tiled floor. Obscure glazed window to south elevation. WC. Hand basin.

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

**Bathroom** 2.75 x 2.08m Velux window to south elevation. Wood flooring. Sloping ceiling. Shower. WC. Vanity basin with mirror and light over. Bath with mixer tap/shower fitment. Low door to loft space. Radiator. Stairs to second floor.

## **On the Second Floor -**

**Landing** Wood flooring. Window to south elevation.

**Bedroom** 3.92 x 3.65m Window to south elevation. Radiator. Wood flooring. Built-in cupboard. **Connecting door to main house.**

## **OUTSIDE :**

**Attached Boiler Room** 4.33 x 2.55m Window and partly glazed double doors to front elevation. Hot water cylinder. Power and light. Concrete floor. **Door to:**

**Storage Room** 4.33 x 1.20m

**Attached Old Stable** 4.54 x 3.90m Double wooden doors to front elevation. Earth floor.

**Enclosed paved garden** to the front of the property.

## **THE ACCOMMODATION IN THE APARTMENT COMPRISES :**

**External stairs up** to decking area.

**Lounge/Dining Room** 8.12 x 3.77m (max) Wood flooring. Partly glazed double doors and side panel to east, glazed door and side panel to "Juliette" balcony to south elevations. Exposed "A" frame. 2 convector heaters. Cupboard.

**Kitchen** 4.94 x 1.93m Velux window to west elevation. Wood flooring. Convector heater. Range of matching base and wall units including display unit. Space for free-standing cooker and fridge/freezer. Stainless steel sink with mixer tap. Worktops and tiled splashback. Space and plumbing for washing machine and dishwasher. Exposed "A" frame.

**Inner Hall** Wood flooring.

**Shower Room** 2.82 x 1.93m Laminate flooring. Velux window to west elevation. Large shower. WC. Vanity unit with free mirror over.

**Bedroom 1** 4.88 x 1.91m Wood flooring. Sloping ceiling. Exposed "A" frame. Velux window to west elevation. Convector heater.

**Bedroom 2** 3.97 x 3.76m Window to north and east elevations. Wood flooring. Exposed "A" frame. Convector heater.

**Barn on ground floor underneath** 13.02 x 6.0m Hot water cylinder. Concrete floor. Power and light. 2 windows to east and west and sliding wooden doors to north elevations. (Ideal to convert into a games room).

## **THE ACCOMMODATION IN THE OWNERS' ACCOMMODATION COMPRISES :**

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

**Attached Workshop** 7.29 x 3.19m Concrete floor. Power and light. Stairs to loft over. **Connecting internal door to main house.**

**External stairs to the Ground Floor**

**Entrance Hall** Tiled floor. Partly glazed "stable" door to south elevation. Stairs to first floor with cupboard under. Electrics.

**Bedroom 1** 5.60 x 4.96m (max) Recess for built-in wardrobe.

**Cloakroom** WC. Hand basin. Cupboard housing hot water cylinder. Recess for a shower. Walk-in wardrobe 5.60 x 1.76m

**Shower Room** 3.62 x 1.73m Tiled floor and partly tiled walls. Vanity basin with mixer tap, mirror, light and shelves over. Shower. Convector heater. WC. Window to north elevation. Space for tumble dryer.

**Bedroom 2** 3.69 x 2.44m Tiled floor. Window to north elevation.

**Study/Bedroom 3** 5.61 x 2.79m Tiled floor. Glazed double doors and side panels to decking area. Window to north and south elevations.

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

**Kitchen/Breakfast Room** 6.76 x 5.60m Glazed door to "Juliette" balcony to west, 2 windows to north and 2 windows to south elevations. Wood flooring. 2 convector heaters. Inset spotlights. Range of matching base and wall units including display unit. Built-in double oven and 5-ring induction hob with extractor hood over. Built-in dishwasher. Space for upright fridge/freezer. Worktops and tiled splash-backs. Breakfast bar.

**Lounge/Dining Room** 7.17 x 5.47m Glazed double doors and side panel to north, window over to east and window to north elevations. Wood flooring. Convector heater. Woodburner. Exposed "A" frame.

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

**Mezzanine** 3.19 x 2.87m Wood flooring. Window to east elevation. Convactor heater. Sloping ceiling.

**Bedroom 4** 3.19 x 2.84m Velux window to north elevation. Wood flooring. Sloping ceiling. Door to:

**Cloakroom** Wood flooring. WC. Vanity basin with mirror and light over. Space for a shower.

## **OUTSIDE :**

**Enclosed garden** mainly laid to lawn. Patio area.

**Double metal gates lead** to a gravel drive, parking and turning area.

**The remaining garden** is on two levels and is laid to lawn.

## **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Fibre optic broadband available. There is gas fired central heating in the main house and attached gîte. There is electric heating in the apartment. In the Owners' Accommodation heating is provided by electric radiators and a woodburner. The majority of the windows are double glazed. Drainage is to an all water septic tank (which will not conform to current regulations).

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 1,000€ per annum

Taxe d'habitation : € per annum ( means tested )

**Asking price : 340,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fee of 24,000€**

**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 € and € 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 )

**SIF – 001970**

### Summary

Property type:	Apartment
Bedrooms:	12
Bathrooms	5
Price	€340,000

### Key Information

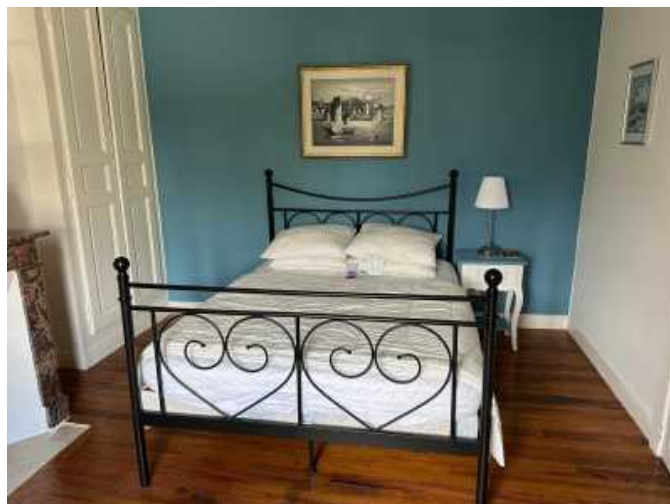
Internal Area:	426 sqm
Land Area:	0.17 ha

### Location: Normandy





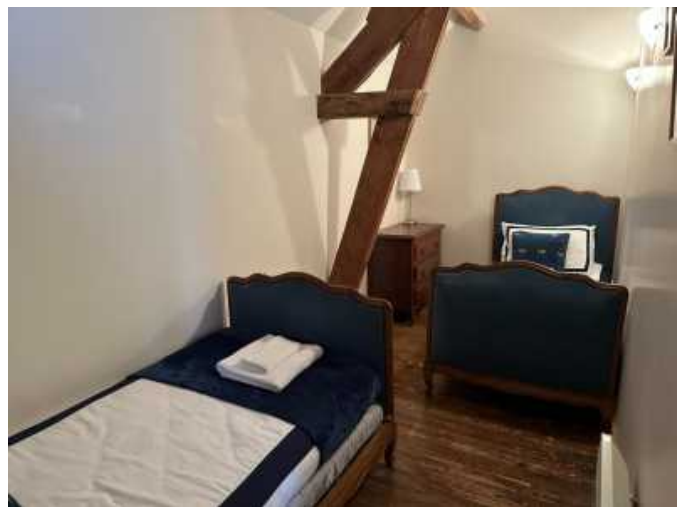
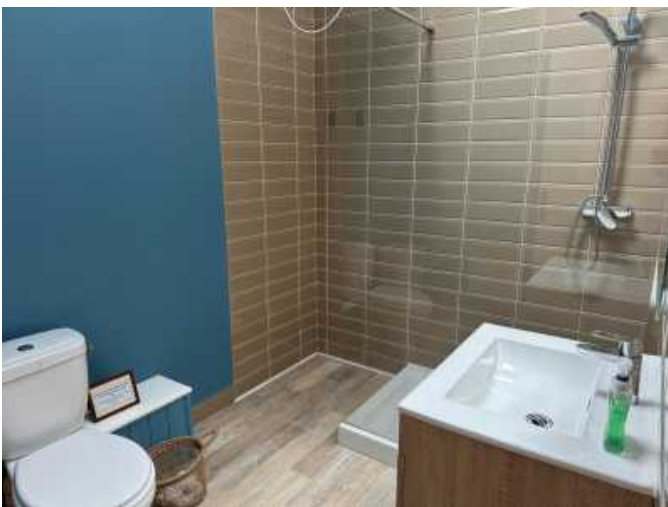
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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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