

[Click to view MFH-NORF01979](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Mortain , **Manche** , **Normandy**



€144,500

inc. of agency fees

3 Beds 2 Baths 125 sqm 0.19 ha

This house with no neighbours for sale in Normandy is situated at the end of a long lane with stunning views over the surrounding...

At a Glance

Reference	MFH-NORF01979	Near to	Mortain	Price	€144,500
Bed	3	Bath	2	Hab.Space	125 sqm
Land	0.19 ha	Pool	No	Land Tax	N/A

Property Description

This house with no neighbours for sale in Normandy is situated at the end of a long lane with stunning views over the surrounding countryside.

The house benefits from an elevated position giving stunning views and is surrounded by fields which make

it an ideal "get away from it all" holiday or retirement home. It has hardwood double glazed windows and heating from a woodburner and electric convector heaters. There is just under half an acre of pretty gardens. Viewing is recommended.

It is near a village with shops, bar/restaurant and bakery. There is also an infant school and primary school. The closest airports to the property are at Rennes (81 km), Dinard (83 km) and Deauville (118 km). The UNESCO heritage site of Mont St Michel is 41 km away. Further shopping can be found at Mortain and Domfront (10km) and St Hilaire du Harcouët (15 km). The ferry port of Caen-Ouistreham is 1 1/4 hours away, St Malo is 1 1/2 hours away and Cherbourg is 2 hours. Calais and the Euro Tunnel are approximately a 5 hour drive.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lounge : 6.33m x 5.83m - 1/2 glazed door and window to the front elevation and window to the rear elevation. 3 radiators. Exposed beams. Tiled floor. Fireplace with woodburner. Electric meter. Telephone point.

Kitchen/dining room : 4.59m x 3.25m - 2 windows to the front elevation. 2 convector heaters. Twin bowl ceramic sink unit with mixer tap. Space and plumbing for washing machine. Tiled floor. Space for under counter fridge and freezer and freestanding cooker. Range of matching base and wall units with some glass fronted display cabinets.

Shower room : 1.87m x 1.63m - Electric convector heater. 3/4 tiled walls and tiled floor. Vanity unit. Shower. Extractor fan.

Cloakroom : Toilet. Hand basin. Tiled floor and 1/2 tiled walls. Extractor fan.

Lobby : 1/2 glazed door to rear garden. Stairs with cupboard under. Base units and worktop. Hot water cylinder. Electric fusebox. Convector heater. Tiled floor.

On the first floor -

Landing/study area : 2 velux windows to the rear elevation. Sloping ceiling. Exposed beams.

Bedroom 1 : 4.64m x 3.68m - Double aspect with window to the front elevation and velux to the rear. Sloping ceiling. Exposed beams.

Bedroom 2 : 6m x 2.70m - Window to the front elevation. Exposed beams. Sloping ceiling.

Bedroom 3 : 3m x 2.81m - Double aspect with windows to the front and west elevations. Sloping ceiling. Electric convector heater. Door to -

En-suite bathroom : 2.78m x 1.26m - Velux window to the rear elevation. Bidet. Toilet. Electric wall heater. Sloping ceiling. Vanity unit with mirror and light over. Bath with mixer tap. 1/2 tiled walls.

OUTSIDE :

Double pvc gates lead to a gravel drive and parking area. The gardens are mainly laid to lawn with mature flower and shrub borders. There is an **attached garage/wood shed** (7.21m x 2.46m) with double wooden doors built of cob and stone under a synthetic slate roof. Barn built of wood under a corrugated iron roof with perspex sides. **Wooden chalet** (3.03m x 2.67m).

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Drainage to an all water septic tank. Broadband internet connection.

FINANCIAL DETAILS :

Taxes Foncières : 1,276€ per annum

Taxe d'habitation : € per annum

Asking price : 144,500€ including Agency fees of 9,500€. In addition the purchaser will have to pay the Notaire's fee of 11,200€

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 (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF - 001979

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€144,500

Key Information

Internal Area:	125 sqm
Land Area:	0.19 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

Testimonials

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved