



## 4 bed country house, Mortain, Manche



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 450,000

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Normandie
Stadt:	Mortain
Postleitzahl:	50140
Veröffentlicht:	08.06.2024

### Beschreibung:

Recently renovated and landscaped, this 4 bed stone house has a flexible layout and, with the versatile outbuildings, there is lots of potential for creating a gîte business (STP). Surrounded by a lovely garden, it's just a couple of minutes' drive (or bike ride) to the nearby shops in the market town & the beaches are 1 hour away.

The accommodation is arranged over 3 floors and covers 220m<sup>2</sup>. Here's the layout:

### Ground floor

Open-Plan sitting/dining room 6.85 x 5.73m Windows to the front and back, exposed stone walls and a granite fireplace with wood-burner.

Snug 5.73 x 3.86m Again, windows front and back and the second wood-burning stove within a granite fireplace.

Conservatory 6.77 x 3.43m With double doors to the terrace, exposed stone wall and under floor heating.

Kitchen/Breakfast Room 4.99 x 4.53m Modern kitchen with matching units, worktops, gas and electric Aga with 6 rings, 3 ovens and a grill. Separate gas hob for when the Aga is switched off. Space for an American style fridge/freezer.



Pantry/Storage area.

Shower Room 2.12 x 1.83m

First Floor

Storage Room 6.72 x 4.80m

Landing

Dressing Room 2.45 x 2.02m Fully fitted.

Bedroom 1 3.90 x 3.29m

Wet Room 3.03 x 2.04m

Study/Bedroom 2 3.05 x 2.07m

Bedroom 3 6.05 x 3.43m with ornamental fireplace, exposed stone wall and beams.

Second Floor

Master Bedroom Suite 4.32 x 3.05m With beautifully presented exposed "A" frame and velux windows on the front and rear elevations.

Wet Room 3.37 x 3.05m with a great walk-in shower

Dressing Room 3.37 x 3.05m

Outside:

Double gates and gravel driveway lead down to a parking/turning area. The garden is a large lawn area that is easy to maintain, planted with mature hedges, shrubs and flower borders. There is a poly tunnel and a couple of raised vegetable beds.

There are various seating areas around the garden to make the most of the sunshine and shade (whichever might be necessary at any given mealtime). The rear decking area has remote controlled lights and an electrically operated awning.

Outbuildings

Large Stone Barn 12.95 x 6.40m with electric up and over garage door. Concrete floor. Water. This barn has the potential to create an independent accommodation (subject to planning), but currently houses:



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a store room used for fridge and freezer

An insulated storage room (6.4 x 6.4m) - Double wooden doors, laminate flooring and 2 electric heaters

On the first floor of the barn, an insulated studio (6.4 x 6.4m). Laminate flooring, electric heating, good provision of electric sockets.

Additional outbuildings

Wine Store 5.00 x 2.60m Constructed of stone under a tiled roof. Insulated. Concrete floor. Door & window.

Large Detached Stone Barn 2.22 x 5.90m 2 pedestrian doors as well as double wooden doors. Former Planning Permission (now lapsed) for Guest accommodation.

Small detached barn 5.18 x 4.68m Constructed of stone under a roof of sheet steel. Concrete floor, window and double doors.

At a glance:

Additional Information

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Habitable space: 220m<sup>2</sup>

Plot size: 5702m<sup>2</sup>

Taxe foncière: €1300pa

DPE rating: D

Broadband: Yes

Heating: Electric & 2 wood-burning stoves

Drainage: Septic tanks

Distance to shops: A few minutes' drive

Distance to coast: 1 hr

Distance to ferry port: 80 mins

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence 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 either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website:

## Allgemein

Schlafzimmer:

4



Badezimmer: 3  
Fertige m<sup>2</sup>: 220 m<sup>2</sup>  
Grundstücksgröße: 5702 m<sup>2</sup>

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/PFYR-T185437/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T185437/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1027-9365a

