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## 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

<b>Reference</b>	MFH-NORF01979	<b>Near to</b>	Mortain	<b>Price</b>	€144,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	125 sqm
<b>Land</b>	0.19 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 1 740€ and 2 400€ 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 )

Property Ref : SIF - 001979

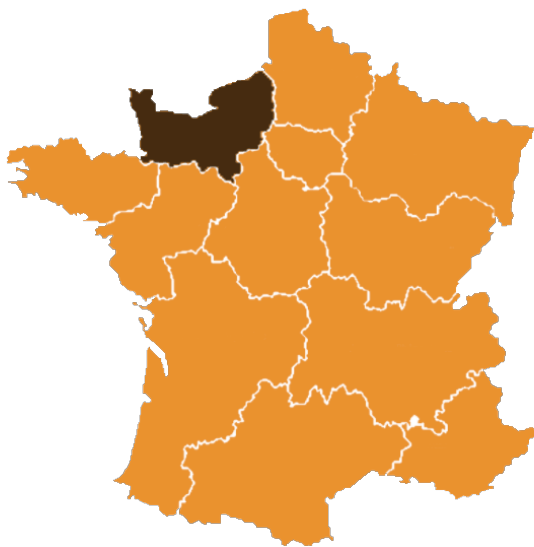
### Summary

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

### Key Information

Internal Area:	125 sqm
Land Area:	0.19 ha

### Location: Normandy





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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 cooling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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