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Townhouse for sale in Manche - VIRTUAL TOUR

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



€129,000

inc. of agency fees

3 Beds 187 sqm 0.23 ha

Townhouse with half an acre of garden This spacious detached house is within easy walking distance of the Town Centre and all amenities. ...

At a Glance

Reference	MFH-NORF01789	Near to	Mortain	Price	€129,000
Bed	3	Pool	No	Hab.Space	187 sqm
Land	0.23 ha			Land Tax	N/A

Property Description

Townhouse with half an acre of garden

This spacious detached house is within easy walking distance of the Town Centre and all amenities. It offers plenty of character and accommodation on two floors with a full basement and over half an acre garden to the

rear of the house.

The property is situated in 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... pedaloes, canoe, football, fishing, pools with slides, snooker , entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 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 COMPRISES:

On the Ground Floor -

Dining Room 4.78 x 3.24m Glazed double doors and side panels to south elevation. Tiled floor. Radiator. Granite fireplace with open hearth.

Kitchen/Breakfast Room 5.69 x 3.97m Window to front and rear elevations. Wood flooring. Electric radiator. Range of matching base units. Space for range-style cooker. Walk-in larder with window to rear elevation.

Utility Room 2.80 x 2.68m 2 windows to rear elevation. Tiled floor. Base and wall units. Double stainless steel sink with mixer tap. Space for under-counter fridge/freezer. Space and plumbing for washing machine.

Entrance Hall 6.41 x 1.77m Partly glazed double doors and window to front elevation. Part wood panelled walls. Stairs to first floor. Door to stairs to basement. Wood flooring. Built-in cupboard. Electrics.

Snug 3.84 x 3.37m Ornamental fireplace. Window to rear elevation. Electric radiator. Wood flooring.

Cloakroom Part wood panelled walls. WC. Handbasin. Wood flooring.

Lounge 5.90 x 5.66m Window to front and rear elevations. Marble fireplace. Wood flooring. Part wood panelled walls. Built-in shelving. Electric radiator. Built-in cupboard with window to rear elevation.

On the First Floor -

Landing 2 windows to front elevation. Wood flooring. 2 Built-in cupboards. Stairs to second floor.

Bedroom 1 5.82 x 3.47m Window to front and rear elevations. Electric radiator. Ornamental fireplace with built-in cupboards. Wood flooring. Electric radiator. Walk-in wardrobe/store room with window to rear elevation.

Bedroom 2 3.93 x 3.47m Window to rear elevation. Wood flooring. Electric radiator. Ornamental fireplace.

Bathroom 3.08 x 2.03m Wood flooring. Window to rear elevation. WC. Pedestal basin. Heated towel rail. Bath with mixer tap/shower fitment.

Bedroom 3 4.57 x 3.71m Window to front elevation. Part wood panelled walls. Wood flooring. Arch to:

Dressing Room 3.56 x 2.07m Window to rear elevation. Wood flooring.

On the Second Floor -

Loft Space divided into 2 rooms and another which is not easily accessible.

In the Basement :

Storage area Hot water cylinder. Double doors to rear garden.

Boiler Room (the boiler will need to be replaced). Oil storage tank

There is a small stone patio area and dwarf wall to the front of the property. Double metal gates lead from the side to the rear garden. The rear garden is mainly laid to lawn with mature trees and shrubs and is accessed via the basement.

ADDITIONAL INFORMATION :

Mains water and drainage. Mains electricity. Telephone not connected. Fibre optic broadband connected. Heating is provided by an open fire and electric radiators. An electric hot water cylinder provides hot water. Single glazed, wood frame windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. € per annum

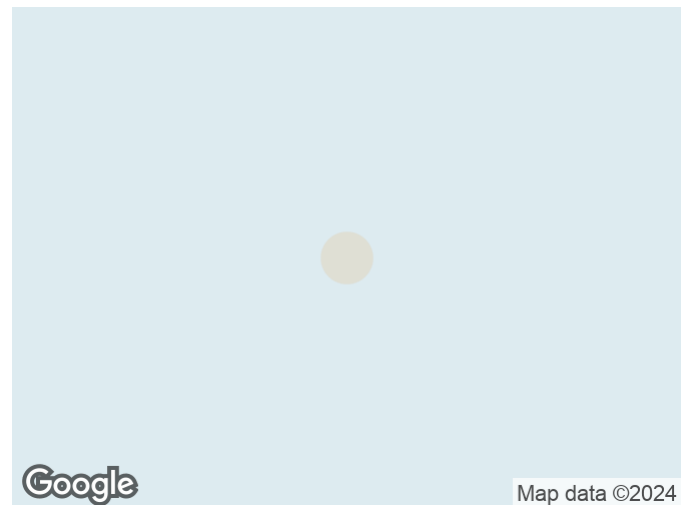
Summary

Property type:	Town house
Bedrooms:	3
Price	€129,000

Key Information

Internal Area:	187 sqm
Land Area:	0.23 ha

Location: Normandy



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