

Detached home with gîte close to Passais La Conception and Domfront

EXCLUSIVE



INFORMATION

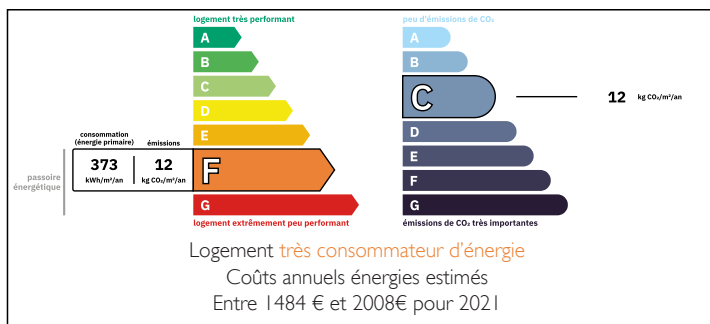
Town:	Mantilly
Department:	Orne
Bed:	4
Bath:	3
Floor:	119 m2
Plot Size:	4300 m2

IN BRIEF

A detached two stone bedroom house and a separate one bed stone gîte as well as a large stone house to rebuild and other outbuildings in over an acre of private grounds. An absolute delight with excellent income potential in the gîte. A peaceful rural location less than two km to a village with amenities. Medieval Domfront 16 km. St Malo and Rennes airport around 106 km. Full of character and original features. Not to be missed.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located off a quiet country lane less than 2km to the village with a bar/restaurant and small shop, the location is superb.

Main house.

Tucked away down the garden you find a roomy 65m2 footprint house with a large open plan living/dining space with a fitted kitchen area as well as a separate shower room with WC. On the first floor you will find a double bedroom with ensuite shower room and WC as well as a generous galleried landing/mezzanine that provides additional sleeping space for at least three people. The space is excellent in this light and airy property.

Gite.

This dinky little cottage is attached to the main house to be rebuilt and it offers a good 30m2+ open plan kitchen/dining/living area on the ground floor and two bed rooms with a separate shower room on the first floor. It is surprisingly spacious, with a private seating area to the front and access to the rear garden and a separate parking area.

Outside.

The grounds are mature with many trees creating privacy. There is a large lawned section ideal for croquet and a woodland type area for the adventurers among us. Towards the end of the garden is a former stone bread oven in need of repair and restoration as well as a small shed that makes good storage. Not forgetting the former stone main house to be rebuilt, subject to permission, following a fire. To the rear of the house there...