

Grand 7 bed stone property with huge potential as a family home or B&B near Mortain.



## INFORMATION

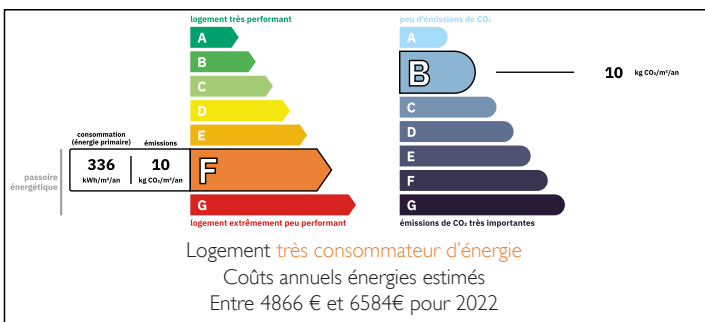
Town:	Ger
Department:	Manche
Bed:	7
Bath:	4
Floor:	280 m2
Plot Size:	2380 m2



## IN BRIEF

An impressive, well maintained detached stone 7 bedroom family house in just over half an acre in a handy village location. Amenities are within walking distance. There is business potential here with flexible accommodation for a business or as an impressive family home. Tremendous space. The popular towns of Mortain and Vire are 12km and 25m2 away. Coast and Mont St Michel around an hour or 65km. Saint Malo is around 110km. A superb package with enormous potential. Early viewing is essential.

## 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.



## DESCRIPTION

Situated on the edge of the village this former Doctor's surgery is in a wonderfully accessible location.

Ground Floor..

You enter into a 11m2 hallway with a good sized 16.8m2 games room/reception room to your left. Further up the hall to the right is a large and light dual aspect living room/breakfast room of 24m2 with wood burning stove. To the left is the former medicine room of 6.7m2 with built-in cupboards making ideal storage. Off here is a large 19m2 kitchen with fitted units and a useful seating area/breakfast bar at the end. Off the kitchen on the other side is an office area and useful storage cupboard of around 6m2. There is a door there that will take you through to two bedrooms of 11m2 and 18m2 as well as a separate shower room with a large walk-in shower of 4.4m2. These rooms can also be accessed from outside at the front of the house and were the doctor's rooms at one time. This section of the house could easily make an independent unit if you were looking for a granny annex or similar. At the back of the property is a conservatory that takes you through to a laundry/utility area and additional storage. This large space of around 37m2 in total also has independent access from the side of the house.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

First Floor.

Wood stairs with feature metal railings take you up to four double...