

OFFER ACCEPTED Charming stone house and its garden in a hamlet, in walking distance to a village.

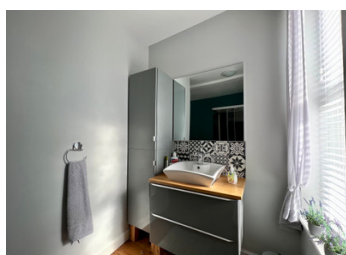


INFORMATION

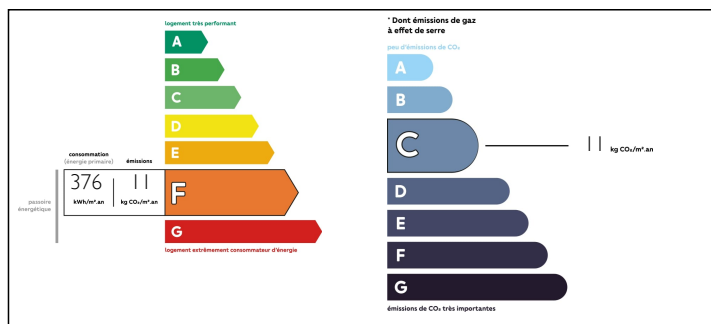
Town:	Mantilly
Department:	Orne
Bed:	3
Bath:	1
Floor:	155 m2
Plot Size:	720 m2

IN BRIEF

Ready to move into. This super stone house is a perfect lock-up-and-leave or main residence. Three bedrooms and enclosed south facing garden, a bar and a huge decked terrace for entertaining. Must be viewed!



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

Currently arranged as follows:-

On the ground floor:-

Large Kitchen and Dining room - Fully fitted kitchen with central island and integrated appliances. combining a cosy dining area with wood-burning stove.

Living room - A huge room with feature fireplace with wood-burning stove.

Utility room, fully fitted with space for washing & drying machines - with exterior access.

Bar/entertainment room - Fully fitted bar, exposed stone walls and beams with a fireplace and wood-burning stove. Cloakroom WC.

On the first floor:-

Three bedrooms, one with a dressing room.

Family shower room with WC

Attic:-

Presently used as a hobby room and storage. Could be converted into additional accommodation.

Basement for storage and a well.

Outside:-

Enclosed garden, decked areas, mature borders, lawns and an allotment. Large shed for storage and wood!

Many more images available upon request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES