

Lovingly restored and decorated maison de maître full of original features



## INFORMATION

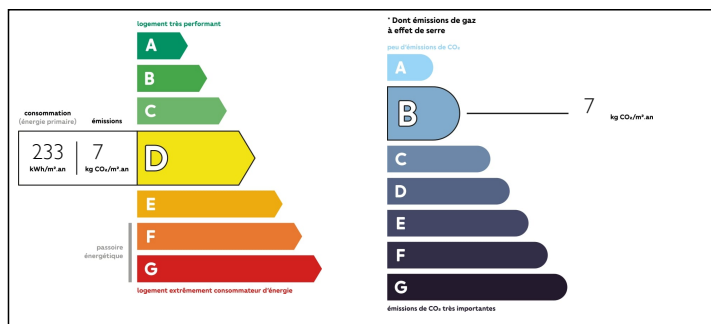
Town:	Mortain-Bocage
Department:	Manche
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	499 m2

## IN BRIEF

Located in the heart of a picturesque, quiet Normandy village, this maison de maître dating back to 1870 certainly has the wow-factor. Packed full of original features, it has been lovingly restored and beautifully decorated, ready to move into straight away. Enjoy rural village life whilst also being close to the larger towns of Saint Hilaire du Harcouet and Mortain for their amenities.

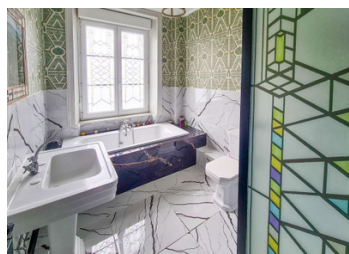


## ENERGY - DPE



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

This former detached presbytre has so much to offer and has been restored lovingly to really make the most of all of its original period features. Furnished with beautiful antique pieces and decorated with classic designer wallpapers by William Morris, Sanderson and Anna French, it offers plenty of space for living and entertaining. This property would make a fabulous family home or be equally ideal for a second home or even a potential bed and breakfast.

You enter the house to an impressive and welcoming hall with original sweeping staircase and stunning tiled floor. On the ground floor you'll find a large chic living room (23.2m<sup>2</sup>) with views to the garden and complete with period marble fireplace and traditional stove modified with a bio-ethanol burner. Off the living room, there is a further salon (9.6m<sup>2</sup>), which is currently used as a library and music room. There is a newly fitted kitchen (18m<sup>2</sup>) with a large original fireplace and fitted with a traditional woodburning stove. Off the kitchen, there is a beautiful dining room (9.1m<sup>2</sup>) with fireplace, a utility room plumbed for a washing machine and drier, and a w/c with toilet and washbasin.

On the first floor, you'll find three large bedrooms. The master bedroom (20.4m<sup>2</sup>) has four-poster bed, views to the back garden, fitted wardrobes and a fireplace as well as a dressing room (13.7m<sup>2</sup>) off the main bedroom. The second bedroom (19m<sup>2</sup>) also looks onto the back garden, has a fitted wardrobe and fireplace....

## NOTES