



CapiFrance
Isabelle LELEU

House

MORTAIN (50)

46 500 €



60 m²



3 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

Isabelle Leleu from the CapiFrance network, presents this quiet 60 m² house, ideal for a first purchase or holiday home, adjoining on one side. The house does not have a garden. You push the door, you enter a living room of 22.66m² with a kitchen area, then a pantry of 1.59m². You also have a 7m² living room area. oil heating (2019) Upstairs, a 7m² landing with office, a 11m² bedroom, a 4m² bathroom, a toilet. A room of 6.30m², in which an extra bed could be suitable. The frames are made of PVC and are equipped with shutters. I have all the invoices for the work that was carried out. The house is on mains drainage. The best: you are less than two kilometers from the Mortain waterfalls, schools, middle and high schools. Doctor, pharmacy, various shops: supermarket, bakery, florist, restaurant The Mortain Market takes place on Saturdays from 8 a.m. to 1 p.m. 1 hour from Caen and Rennes, about 30 minutes from the coast and Mont St Michel

Les honoraires d'agence sont à la charge de l'acquéreur, soit 12,05% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Isabelle LELEU

**SAINT-BRICE-DE-
LANDELLES (50730)**

Agent

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COUTANCES

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LE BIEN EN IMAGES



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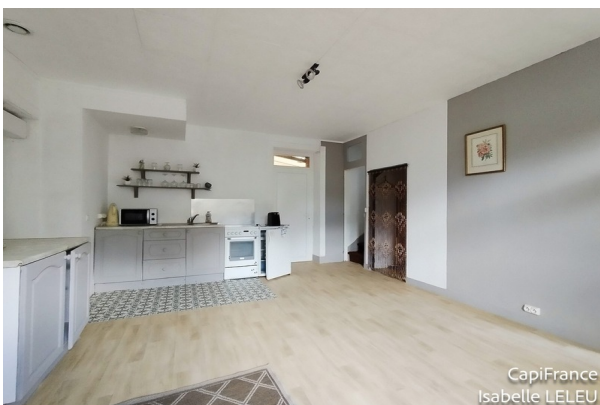
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DETAILS

GENERAL

Reference 850286

Property type House

Year of construction 1948

SURFACES

Living space 60 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 390

GES 83

APPENDIX

Videophone Non

SERVICES

Heater fuel



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle