

Beautifully presented 3 bed farmhouse set in a pretty garden with outbuilding.

EXCLUSIVE

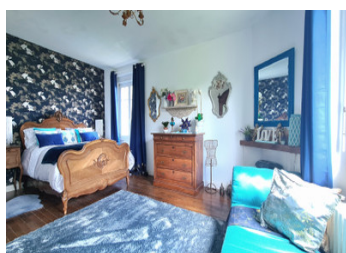
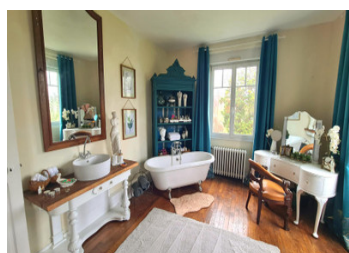
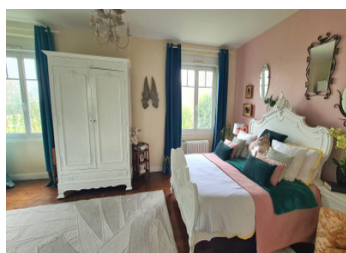
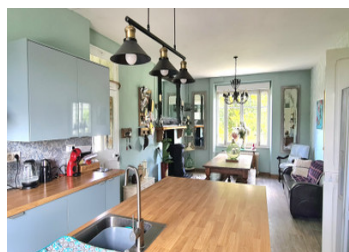


INFORMATION

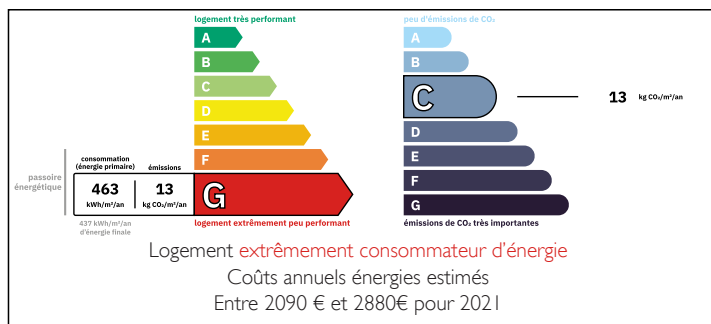
Town:	Saint-Cyr-du-Bailleul
Department:	Manche
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	1800 m2

IN BRIEF

This handsome property that was once a calvados farm is set in pretty gardens overlooking the Normandy countryside. Large bright rooms with the potential to create more living space if required. Pretty garden and outbuilding.



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

Entering into the main hallway (10.1m²) you are greeted with the original oak staircase along with traditional French floor tiles. The farmhouse kitchen/diner (36.3m²) is a clever mix of modern appliances with traditional features and pretty decor. Plenty of storage space along with the central island and its work surface sit next to the French farmhouse table in the dining area. The Godin woodburner that sits in the old fireplace is a welcome addition for colder days. A light and bright sitting room (26.6m²) with 3 windows looking out onto the surrounding countryside also has a central fireplace with woodburner and the addition of old oak floorboards. To the first floor is a central landing leading to 3 large double bedrooms. The master room (26.6m²) has 3 large windows, wooden flooring and spacious enough to add plenty of storage. A free standing bath along with wash basin add a touch of luxury. Two other large double bedrooms (16.7m² and 13.2m²) are also located on this floor. All bedrooms retain their original floorboards. A stylish shower room with wc (4.1m²) is in keeping with the rest of the property. To the second floor there is a large attic space (52m²). With its oak beams wooden flooring it is a space that could be adaptable as either extra accommodation, office, studio or hobby room. The cellar is also the perfect storage space and houses the wood fuelled central heating system. Outside there is a an outbuilding...

LOCAL TAXES

Taxe habitation: EUR

NOTES