

Gorgeous country house with gite in over a hectare less than two km from Barenton.



INFORMATION

Town:	Barenton
Department:	Manche
Bed:	5
Bath:	4
Floor:	350 m2
Plot Size:	12707 m2

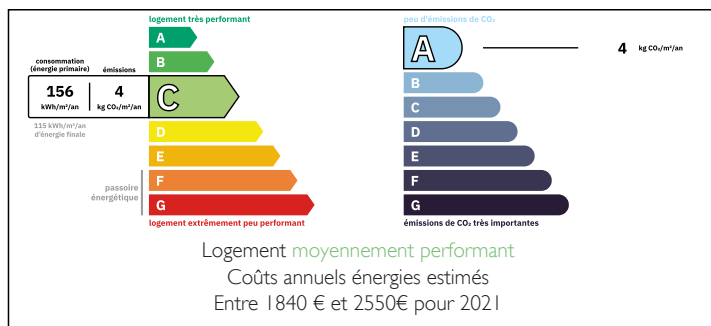


IN BRIEF

A beautifully presented four bed longère style house packed with character and original features, with outbuildings and a spacious two bed gite, all in over three acres or 1.2 hectares. The location is glorious and less than 2km to popular Barenton. The position is rural and very peaceful, but not isolated. This property is ready to move into but with scope to extend into the attic or develop the outbuildings, subject to permissions. The internal space is impressive. With recent electricity, plumbing, a geothermal central heating system and half of the roof replaced, this is a property that keeps on giving. Early viewing is essential.

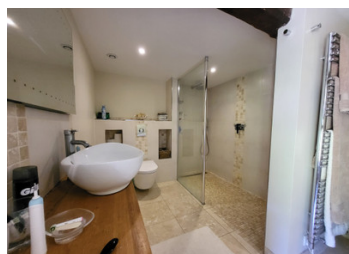
Barenton with amenities is 1.8km. Ferries and airports within two hours. Mont St Michel and the coast about an hour or around 60km. St Malo 105km. Caen 109km....

ENERGY - DPE



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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 at the end of a no-through lane the location is tranquil. The property has two entrances with a separate access for the gite.

Main House

Ground Floor.

You enter into a good sized 21m² hallway that could be used as a dining room.

The roomy and light kitchen is on your left. This is a great space with fitted shaker style units and integral appliances. There is an island unit providing additional storage and work surface with more than enough room for an extra table and chairs. The flooring is tiled. Stairs straight ahead of you in the hall go up to two bedrooms of 15 and 14m² and a separate 6.7m² shower room with a spacious open shower or douche Italienne. To your right from the hall is a door leading to a large 68m² footprint barn.

From the kitchen you go into a large 38m² dual aspect sitting room with a feature granite fireplace. there is more than enough room for a large table and chairs. From the living room you go down a couple of shallow steps into a small vestibule with access to outside where you find a downstairs WC of 4.7m² and a large 24m² utility/boiler room.

The house oozes character and this is apparent throughout. The property is double glazed with ground source geothermal central heating. The front part of the roof was replaced about 12 years ago. The house has...

LOCAL TAXES

Taxe habitation: EUR

NOTES