

Pretty chocolate box detached stone and colombage cottage not far from Barenton.

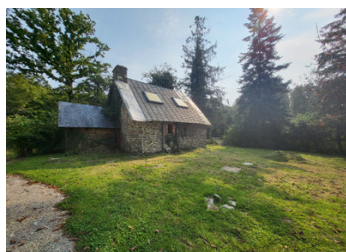


## INFORMATION

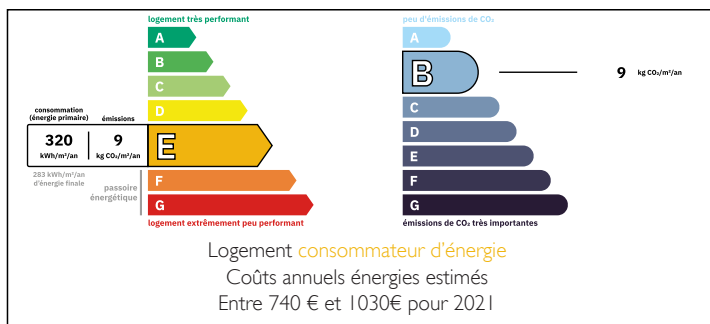
Town:	Saint-Cyr-du-Bailleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	15000 m2

## IN BRIEF

Detached stone and colombage two bed cottage in just under four acres with some river frontage on the land. Superbly situated in a tranquil end of lane hamlet location. Ferries and airports within two hours. St Malo and Rennes airport 103 km. Mont St Michel around 57km. Coast about an hour. Tons of potential with this pretty property that benefits from the potential to extend the living accommodation into the attached barn and to finish conversion of the old stone bread oven onsite into a guest or family annex. Two recently installed, conforming septic tanks add to the package. A must view property.



## 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.



## LOCAL TAXES

Taxe foncière:	500 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Tucked away at the end of a long lane in a peaceful rural hamlet, this property is a hidden gem.

### Ground Floor.

You enter in to a large around 34m2 living/dining/kitchen room with fireplace and wood burning stove. This house oozes character. There is more than enough space to have a good table and chairs as well as a distinct living area.

### First Floor.

Here we find two double bedrooms off a landing. The larger of the two bedrooms is around 11m2 and the second bedroom approx. 9m2. The bathroom of around 7m2 has a freestanding roll top bath. The space is deceptive.

### Outside.

The land extends to over 1.5 hectares or just under four acres and is sloping in places with three flat fields, two of which have river frontage. The spot is idyllic and the views are impressive. Attached to the house is a good sized barn space currently used for storage, but it has had planning permission to extend the existing living accommodation. In the formal garden surrounding the house there are numerous fruit trees and a stone former bread oven. Conversion of this has started, but needs to be finished and this building has also had permission to finish the conversion and to create supplemental accommodation.

A beautiful property in a wonderful location with huge potential. Early viewing is recommended.

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Information about risks to which this property is exposed is available on the Géorisques website :...