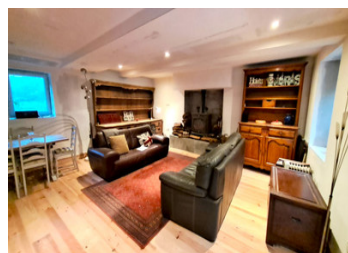
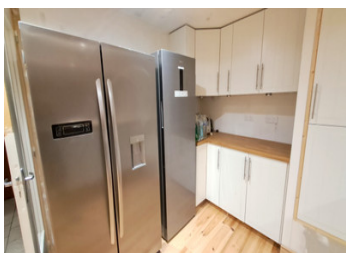


A wonderful project for your future home. Some work to do, land and a safe quiet location. Rural.

EXCLUSIVE



INFORMATION

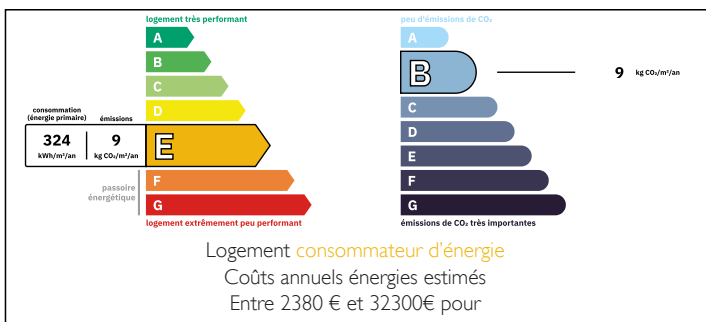
Town:	Barenton
Department:	Manche
Bed:	4
Bath:	1
Floor:	176 m2
Plot Size:	5715 m2

IN BRIEF

This charming four-bedroom property offers a spacious and versatile living space, perfect for those seeking a peaceful retreat with modern potential. Recently renovated in parts, the property still has some finishings required, providing an exciting opportunity for buyers to add their personal touch.

The heart of this pavillon-style home is its large, modern lounge-kitchen-diner, ideal for entertaining or family living. Two welcoming wood-burning stoves are positioned at either end of the property, providing warmth and character. The layout also lends itself to the installation of a new heating system, with several options available for the buyer to consider, including solar panels, a supplementary air-source heat pump, or a pellet burner with a back boiler for radiators. Alternatively, a complete new electric heating system could be installed.

ENERGY - DPE



The first floor windows require upgrading to double

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

A breeze-block dwelling with a fibre cement roof, comprising : -

on the ground floor; a lounge cum kitchen with wood-burning stove, a rear kitchen with wood-burning stove and sink, a utility room with WC and shower.

First floor - a landing leading to a WC and washbasin, a large bedroom, a study with a 2nd bedroom, a third bedroom, a corridor leading to a door to an outside staircase(removed), a shower room, WC and washbasin. Attic above.

Outside; a wooden outbuilding and a wooden and steel tank shed. Land with a well.

There exists a non conforming septic tank.

Situated just 1.7 km from the nearby village of Barenton, the property benefits from easy access to essential services, including a bakery, grocery store, and bar. Other nearby towns and attractions include:

Domfront: 16.8 km

Mortain: 9 km

The historical Abbaye at Lonlay: 15.3 km

Ger: 12.7 km

This property offers a unique blend of rural charm, modern potential, and convenient access to local amenities. It's a fantastic opportunity for anyone looking to create their dream home in a picturesque setting.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES