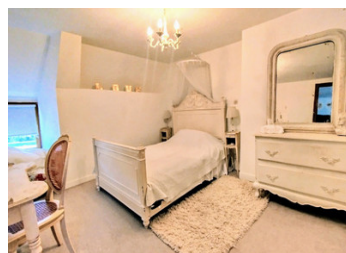


18th Century Farmhouse with Outbuildings, & Land. Set in the rolling Normandy countryside— Near Barenton

EXCLUSIVE



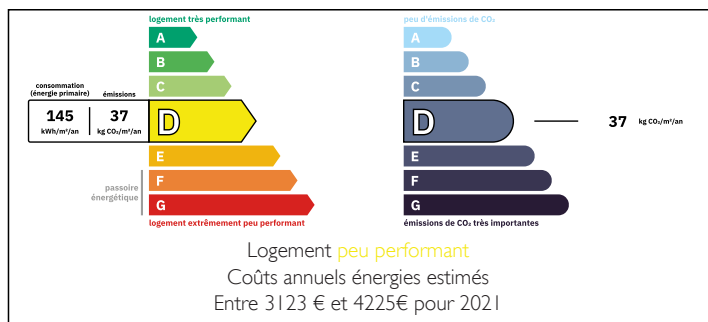
## INFORMATION

Town:	Barenton
Department:	Manche
Bed:	4
Bath:	2
Floor:	178 m <sup>2</sup>
Plot Size:	11297 m <sup>2</sup>

## IN BRIEF

Charming 18th Century Farmhouse with Outbuildings & 2.8 Acres – Normandy  
Renovated 178 m<sup>2</sup> stone and timber farmhouse with 4 bedrooms, stunning valley views, mature gardens, orchard, paddocks, and outbuildings with conversion potential – all set in 11,297 m<sup>2</sup> of peaceful countryside, just an hour from the coast

## 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

Set in the rolling Normandy countryside with breathtaking views down the valley, this beautifully maintained stone and colombage farmhouse offers a rare blend of period character and modern comfort. The property sits in 11,297 m<sup>2</sup> (approx. 2.8 acres) of gardens, paddocks, and meadows, complete with a selection of charming outbuildings.

### Main House – 178 m<sup>2</sup> Habitable Space

Lovingly restored with attention to detail, the main house retains original features such as exposed beams, brick fireplaces, terracotta and oak flooring, and bespoke solid oak doors throughout.

### Ground Floor

A welcoming lounge (5.91 × 5.70 m) with wood floors, a large brick fireplace, and views to both front and rear leads into a light-filled kitchen/dining room with terracotta tiles, solid worktops, and quality fitted units. An inner hall connects to a practical utility room, cloakroom, and a spacious L-shaped sitting room (6.74 × 6.28 m max) with exposed stone walls, twin sets of glazed double doors, and a gas-fired boiler discreetly housed in a cupboard.

### First Floor

The landing, flooded with light from multiple windows, opens to four generous bedrooms. The principal bedroom features built-in wardrobes and an en-suite bathroom. A further family bathroom serves the remaining rooms, and there's access to a large attic offering development potential.

### Grounds & Outbuildings

The landscaped gardens are home to mature oak, apple, plum, fig, and walnut trees, plus magical tucked-away seating areas. Outbuildings include a stone granary, cider press with water and electricity, a log store, workshop/garage, and further storage – several with potential for conversion....

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES