

Spacious family home with gite potential close to Barenton.

EXCLUSIVE



INFORMATION

Town:	Barenton
Department:	Manche
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	2891 m2

IN BRIEF

A roomy four bed family home with an additional house to renovate in a rural hamlet setting less than 2km from Barenton. Income potential and generous accommodation as well as a workshop and a good sized barn. Ferries and airports within two hours. St Malo and Rennes airport around 105km. Coast about an hour. Mont St Michel 59km. A cracker of a family home with scope to make your mark in the house to renovate. A superb package in a peaceful rural location with amenities less than 2km. Viewing highly recommended.



ENERGY - DPE

DPE not required.

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

Located on a quiet country lane with pretty views.

Ground floor.

You enter into a large and light dual aspect kitchen/diner of around 36m². The kitchen area is fitted with shaker style units. Off the kitchen/diner is a cosy sitting room with a door leading into the garden. At the back of this sitting room stairs to the first floor and there is a shower room with WC.

First floor.

Here you find four double bedrooms of 12.5, 9.5, 10 and 24m² under eaves. There is a separate bathroom with WC and a spacious landing area offering a reading nook

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

LOCAL TAXES

Taxe habitation: EUR

NOTES