

Impressive detached stone property with gite in a rural location not far from Barenton.



## INFORMATION

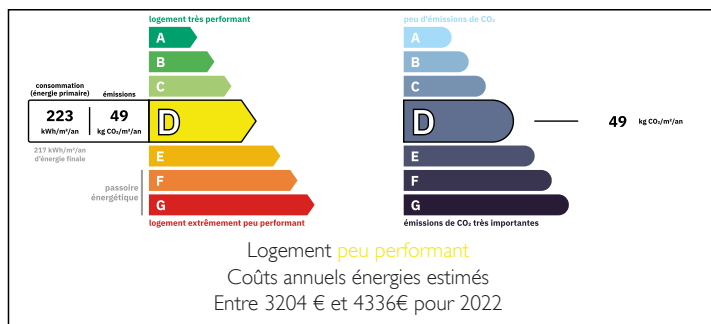
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Cyr-du-Bailleul |
| Department: | Manche                |
| Bed:        | 4                     |
| Bath:       | 2                     |
| Floor:      | 145 m2                |
| Plot Size:  | 2600 m2               |

## IN BRIEF

A spacious, detached four bed stone property with a gite/guest annex in just over half an acre in a tranquil rural hamlet, one kilometre from a village with a bar. Good internal space with scope to change the layout. A 200+ year property with character. Barenton with amenities 5km. Medieval Domfront 15km, Mortain 15km, the market town of St Hilaire du Harcouet 25km. Mainline train to Paris at Flers 30km. St Malo 107km, Rennes airport 103km and Caen 116km. Viewing highly recommended.



## 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.



## NOTES

## DESCRIPTION

Located off a quiet country lane.

### Ground Floor.

You enter into a hallway with a 23m<sup>2</sup> cave/boiler room to your left and a good sized double aspect kitchen to your right. Off the hallway is downstairs WC and a separate shower. Off the kitchen is a large and light living 37m<sup>2</sup> room with fireplace and access to the front of the property.

### First Floor.

Stairs lead from the living room to a large double aspect bedroom. Off this bedroom is a 4.5m<sup>2</sup> Jack and Jill style bathroom with bath and separate corner shower as well as a separate WC. This bathroom area leads to a second large double bedroom of 23m<sup>2</sup> with a built-in cupboard. From this bedroom you then go through to two further double bedrooms. The house is built on a gentle slope and the other two double bedrooms of 11.5m<sup>2</sup> and 12.2m<sup>2</sup> are both accessed down a couple of steps. A second solid wood staircase then leads down to the entrance hallway.

### Second Floor.

Above the two larger bedrooms are insulated attic spaces that have the potential for conversion, should you require additional living accommodation.

### Outside.

There is a generous courtyard area directly in front of the main house with an old bread oven. There is a lawned area to the side of the main house and the rest of the garden behind and around the gite being laid mostly to lawn with some mature trees and planting. There...