

Normandy Farmhouse with Land, Pond & Equestrian Potential near Barenton, Manche 50



INFORMATION

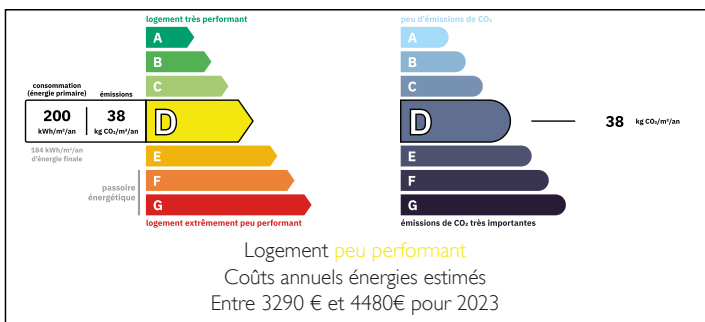
Town:	Barenton
Department:	Manche
Bed:	5
Bath:	2
Floor:	169 m2
Plot Size:	33630 m2

IN BRIEF

Amber Ashby and Leggett Immobilier International are proud to present this character Normandy farmhouse with land, paddocks, pond and extensive outbuildings located near Barenton in the Manche department of Normandy. Set in a peaceful countryside location down a private driveway and surrounded by fields, this former alpaca farm offers excellent potential for equestrian use, smallholding projects, gîtes or multigenerational living. The property includes a spacious farmhouse with several reception rooms, 5 bedrooms, mezzanine suite, fireplaces, wood burner and flexible accommodation. Outside are fenced paddocks, pond, stream frontage, double garage with mezzanine, hangars, workshops, animal enclosures and landscaped outdoor entertaining areas. Located close to shops, schools, ferry ports and tourist attractions including Mont-Saint-Michel and the Normandy beaches, this is an ideal French countryside property with income and lifestyle

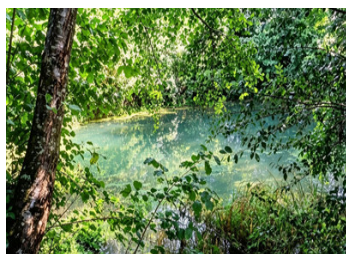
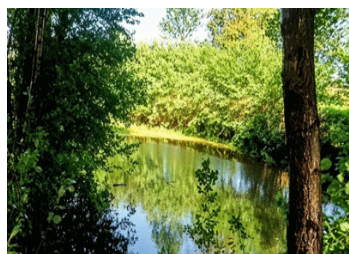


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1562 EUR

NOTES

DESCRIPTION

Situated on the outskirts of the sought-after village of Barenton in the Manche department of Normandy, this charming farmhouse with land and extensive outbuildings offers an opportunity to enjoy the French countryside lifestyle while remaining within easy reach of everyday amenities and transport connections.

Accessed via a long private driveway and set well back from the road, the property enjoys a peaceful and secluded setting surrounded by its own fields, fenced paddocks and natural landscape. Previously operated as an alpaca farm, the property is ideally suited for horses, smallholding activities or keeping a variety of animals.

The farmhouse itself combines traditional Normandy stone construction with colombage features, retaining much of its original charm while offering flexible accommodation over several levels.

Entering through the front door, you are welcomed into a spacious country kitchen with fitted cupboards, exposed character features and a traditional fireplace designed for a range-style cooker. The kitchen forms the heart of the home and gives access to the upper floors via one of two staircases.

To the right of the kitchen is a substantial utility room with independent external access together with a shower room/wet room and bath. This space could easily be adapted into a ground floor bedroom suite if required.

To the left of the kitchen is a large split-level reception room providing generous living and entertaining space. A few steps lead up to a bright lounge area with wood-burning stove and patio doors opening onto an elevated decking terrace overlooking the grounds. A...