

Roomy detached seven bed property in a rural location with beautiful views near Barenton



INFORMATION

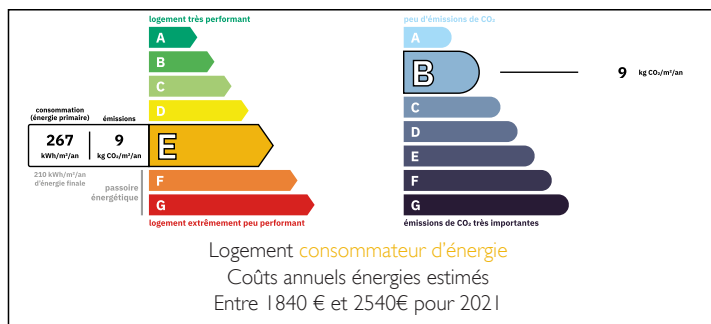
Town:	Barenton
Department:	Manche
Bed:	7
Bath:	2
Floor:	142 m2
Plot Size:	5000 m2



IN BRIEF

A light and roomy detached seven bed house with an impressive wood outbuilding in over an acre. A quiet rural location with no very close neighbours around 3.5 km from popular Barenton with all amenities. Double glazed throughout and recent, confirming septic tank system. Mont St Michel around 55km. St Malo and Rennes airport about 90km. Caen 90km. Easy access to the coast. An absolute cracker and not to be missed.

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: 1100 EUR

NOTES

DESCRIPTION

Set a little back from a quiet rural lane, this is an enviable location.

Ground Floor.

You enter into a large and light open plan kitchen/diner with wood burning stove and a living room area to your left of around 45m². It is the light that strikes you when you enter. Off here are three double bedrooms two of which are around 11m² and one 8.5m². Also on the ground floor utility room of 4.5 m² and a separate bathroom with bath, separate shower and WC of 7.5m².

First Floor.

Solid wood stairs lead to four further bedrooms two of which are 11m², one 11.5m² and one of about 8.5m². Here there is also a separate shower room with WC of 4.5m². Not forgetting you a good sized attic area under eaves, great for dry storage.

Basement.

This generous space that covers the foot print of the house provides a spacious garage and storage area of around 70m² with two smaller storage rooms of about 9m², one of which is where the electrical hot water tank is housed.

Outside.

The garden is laid mostly to lawn with private parking for several vehicles. It may be the large 425m² wood sided barn that captures some of you, offering that all important storage or housing for animals. Early viewing is highly recommended to fully appreciate the potential of the property and the scope of the opportunity..

Information about risks to...