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Farmhouse for sale in Manche - VIRTUAL TOUR

Barenton , Manche , Normandy



€143,000

inc. of agency fees

3 Beds 3 Baths 126 sqm 0.49 ha

Attractive stone farmhouse with several outbuildings set over an acre of land This property stands at the end of a lane, surrounded...

At a Glance

Reference	MFH-NORF01884	Near to	Barenton	Price	€143,000
Bed	3	Bath	3	Hab.Space	126 sqm
Land	0.49 ha	Pool	No	Land Tax	N/A

Property Description

Attractive stone farmhouse with several outbuildings set over an acre of land

This property stands at the end of a lane, surrounded by its own land. It has been renovated by the present owner with the exception of the kitchen and entrance hall, and the renovated rooms have been rewired. There

is the possibility of creating extra bedrooms in the loft space, which is boarded. It would be ideal for someone wishing to work from home to utilise the large barns. The owner is in negotiation to obtain some more land which would make the total nearer to two acres.

The property is located in Manche in the Normandy region of France near the pretty town of Barenton which is nestled between thriving towns such as Mortain, Domfront and Saint-hilaire-du-harcouët. There is a local supermarket, florist/gift shop, electrical appliance store, builders merchant, kebab shop, a wonderful boulangerie, bars, a bank, doctors, restaurant, a car dealership and more. The UNESCO Heritage site of Mont St Michel is 58 km away and the coast at Granville is about 1 1/2 hours' drive. It is about 25 minutes to a 9 hole golf course Golf De Bagnoles – Route de Domfront at Bagnoles sur Orne. The ferry ports are within easy reach – 1 hour to Caen Ouistreham, 4 1/2 hours to Calais, 2 1/2 hours to Le Harvre port or Cherbourg. It is about 2 hours 15 mins to Paris by train. More extensive facilities can be found in the historic town of Domfront, and the town of Flers with a swimming pool, bowling, restaurants, shops and schools.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall 6.28 x 1.96m Partly glazed double doors to front elevation. Stairs to first floor. Tiled floor. Electrics.

Kitchen/Dining Room 6.27 x 4.80m Tiled floor. Window to front and rear elevations. Space for free-standing range-style cooker. Range of matching base and wall units. Tiled worktops and splashback. Ceramic sinks with mixer tap. Granite fireplace with woodburner. Space and plumbing for washing machine. Exposed beams.

Shower Room 2.97 x 2.08m Window to rear elevation. Hand basin. Shower. Fully tiled. WC. Partly glazed door to east elevation.

Lounge 6.24 x 4.32m Window to east and south elevations. Wood flooring. Exposed beams.

On the First Floor -

Landing Wood flooring. Velux window. Built-in wardrobe. Hot water cylinder.

Bathroom 2.57 x 2.35m Velux window. Pedestal basin. WC. Tiled walls. Bath with mixer tap and power shower. Radiator.

Bedroom 1 3.77 x 2.94m Window to rear elevation. Radiator. Wood flooring.

Bedroom 2 3.93 x 2.93m Window to front elevation. Radiator. Wood flooring.

Master Bedroom 5.98 x 4.29m Window to front and rear elevations. 2 radiators. Wood flooring. Door to:

En-Suite Shower Room 2.36 x 1.60m Wood flooring. Velux window. Radiator. WC. Pedestal basin. Shower with jets. Tiled walls.

OUTSIDE :

Large block built barn divided into:

Workshop 6.12 x 4.03m Sliding wooden door to front elevation. Power and light. Concrete floor.

Large Barn 45 x 14m (overall) Sliding pedestrian door to front and double wooden doors to side elevation. Open to rear elevation.

Part of **concrete yard**.

Block-built barn with Fibro-ardoise roof and loft over. 11.36 x 6.65m Pedestrian door and 2 doors to east elevation.

Attached Cave/Stable 7.88 x 6.55m Constructed of **stone and cob**.

Separate Detached block-built building with tiled roof. 5.96 x 5.21m Divided into **chicken coop and goat house**.

The **garden** is laid to lawn with mature trees including 3 eating apples, 2 pears, Mirabelle, cherry, and 2 plum trees.

To the rear of the property the **garden** is laid to lawn.

Detached cob barn with synthetic slate roof 9.30 x 6.62m

ADDITIONAL INFORMATION :

Mains water, well water and electricity are connected along with the telephone and broadband. Drainage is to a septic tank. Heating is provided via a multi fuel wood burner with back boiler. Hot water is via an electric cylinder tank. The windows are double glazed with the exception of 3.

FINANCIAL DETAILS :

Taxes Foncières : 389€ per annum

Taxe d'habitation : € (means tested)

Asking price : 143,000€ including Agency fees of 10,000€. In addition the buyer will pay the Notaire's fee of 11,800€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 1 120 € and 1 580 € per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Ref : SIF – 001884

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	3
Price	€143,000

Key Information

Internal Area:	126 sqm
Land Area:	0.49 ha

Location: Normandy



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