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## Countryside house for sale in Manche - VIRTUAL TOUR

**Barenton , Manche , Normandy**



**€267,000**

**inc. of agency fees**

**3 Beds   3 Baths   234 sqm   0.51 ha**

Large house set in over an acre with 2 small paddocks and detached stone & cob barn The property is at the end of a no through...

### At a Glance

**Reference** MFH-NORF01983

**Near to** Barenton

**Price** €267,000

**Bed** 3

**Bath** 3

**Hab.Space** 234 sqm

**Land** 0.51 ha

**Pool** No

**Land Tax** N/A

### Property Description

Large house set in over an acre with 2 small paddocks and detached stone & cob barn

The property is at the end of a no through road in a quiet rural hamlet. The south facing patio overlooks a well stocked garden. The accommodation is spacious and versatile and gives the option of a downstairs bedroom with en-suite shower room, or an office with access to the garden for someone wishing to work from home.

The property is situated in a rural hamlet. The nearest shops are about 2 km away and include a bakery, small supermarket, post office, newsagents, bar, hairdresser, vet and garage. There is also a doctor, nurse, dentist and physiotherapist in the village. The nearest towns are Barenton and the medieval town of Domfront (6km). The village is 228 km from Paris (or 2 hours 15 minutes by train) and 324 km from the port at Calais or about 1 hour 30 minutes to the port at Caen Ouistreham. The ferry port at Saint Malo is 1 hour 30 minutes away.

Facilities can also be found at the spa town of Bagnoles de l'Orne (22 km). The nearest large town is Flers (24km). The coast at Granville is approximately 1 hour and 15 minutes away.

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## **THE ACCOMMODATION COMPRISES**

### **On the Ground Floor -**

**Lounge/Dining Room** 5.77 x 5.70m Glazed double doors and window to front elevation. Tiled floor. 2 radiators. Granite fireplace with raised hearth and woodburner.

**Study** 4.81 x 4.26m Velux window to north and glazed double doors to east elevations. Radiator. Tiled floor.

**Shower Room** 2.27 x 2.13m Tiled floor. Velux window to north elevation. Extractor. Vanity

unit with mirror and light over. Heated towel rail. WC. Shower.

**Boiler Room/Laundry Room** 2.30 x 2.00m Tiled floor. Boiler. Space and plumbing for stacking washing machine and tumble dryer.

**Kitchen/Breakfast Room** 5.77 x 3.95m Tiled floor. Window to west and glazed double doors and windows to front elevations. Range of matching base and wall units, including display unit. Space for under-counter fridge. Space for range range-style cooker with extractor hood over. Built-in dishwasher. Space for American-style fridge/freezer. Double sink with mixer tap. Work tops and tiled splashback.

**Sitting Room** 7.00 x 6.43m Glazed door and side panel, and 3 windows to south, and 4 windows to west elevations. Tiled floor. Woodburner on plinth. 3 radiators. Exposed beam.

#### **On the First Floor -**

**Landing** Window to north elevation. 2 radiators. Walk-in storage cupboard.

**Bedroom 1** 4.66 x 4.31m 2 windows to east and window to south elevations. Radiator. Walk-in wardrobe with hatch to loft. Door to:

**En-Suite Bathroom** 5.06 x 1.80m Corner bath with mixer tap/shower fitment and tiled surround. Vanity unit. Suspended WC. Shower. Window to north elevation. Heated towel rail. Extractor.

**Family Bathroom** 4.42 x 1.54m Shower. Velux window to rear elevation. Sloping ceiling. Vanity basin with mirror and light over. WC. Heated towel rail.

**Bedroom 2** 5.17 x 3.98m Window to rear and window to east elevations. Sloping ceiling. Radiator.

**Bedroom 3** 6.05 x 2.50m 2 windows to south elevation. Exposed "A" frame. Sloping ceiling. Radiator.

## **OUTSIDE :**

The drive leads to a parking area. The garden is fenced and laid to lawn with an ornamental pond in the rockery. Mature trees, shrubs and flower borders. Large terrace in the front of the property. Outside tap. Vegetable garden. Metal shed.

2 small paddocks with sheep fencing and shelter.

**Detached Barn** 10.00 x 7.00m (approx) Constructed of stone and cob and used for storage. Divided into 2 sections. Part open-fronted. Part lockable with sliding metal door to front elevation.

## **ADDITIONAL INFORMATION :**

Mains water and electricity supply. Telephone and broadband internet connection available. Oil fired central heating and 2 woodburners. Double glazed wood framed windows. Drainage is to an all water septic tank.

## **FINANCIAL DETAILS :**

Taxes Foncières : 1,400€ per annum

### Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€267,000

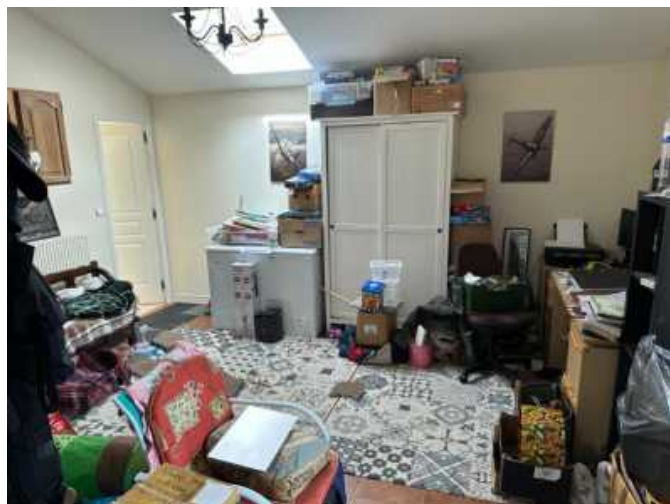
### Key Information

Internal Area:	234 sqm
Land Area:	0.51 ha

### Location: Normandy



## Gallery















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**S. and L. BROWN**



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