

[Click to view MFH-NORF01607](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Barenton , Manche , Normandy



€129,000

inc. of agency fees

2 Beds

1 Baths

Detached country house with nearly 1.5 acres and large barn The property benefits from an all water septic tank which was installed...

At a Glance

Reference	MFH-NORF01607	Near to	Barenton	Price	€129,000
Bed	2	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Detached country house with nearly 1.5 acres and large barn

The property benefits from an all water septic tank which was installed in 2018, double glazed windows and it was re-wired about 10 years ago. It is in a quiet rural hamlet, in a National Park area, and is surrounded by

its own land with no close or overlooking neighbours. The barn offers an ideal opportunity for conversion into a gîte (subject to planning) or for someone wishing to work from home.

The property is located in Manche in the Normandy region of France. 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. The pretty village of Lonlay l'Abbaye is about 6 km away. More extensive facilities can be found in the historic town of Domfront, which is a 15 minute drive and the town of Flers with a swimming pool, bowling, restaurants, shops and schools (about 10 minutes drive) or Vire (15 minutes drive).

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Dining Room 6.65 x 3.52m Window to front and rear and partly glazed door to west elevations. Range of matching kitchen units incorporating wine rack. Double stainless steel sink with mixer tap. Worktops and tiled splashbacks. Exposed beam. Tiled floor. Space for under counter fridge.

Utility Room 2.80 x 1.27m Door to rear garden. Tiled floor. Hot water cylinder. Window to rear elevation. Electrics.

Lounge 5.91 x 5.07m Window and partly glazed double doors to front elevation. 2 convector heaters. Stone fireplace with open hearth. Tiled floor. Door to stairs to first floor.

Bathroom 2.79 x 1.16m Obscure glazed window to rear elevation. Tiled floor. WC. Pedestal basin. Hip bath with mixer tap/shower fitment and shower screen. Fully tiled. Convector heater. Vent.

On the First Floor -

Mezzanine Wood flooring. Sloping ceiling. 2 Velux windows to rear elevation. Exposed beams. Convector heater.

Cloakroom (to finish) Pedestal basin. WC. Sloping ceiling. Wood flooring. Toilet waste in place. Plumbing required.

Bedroom 1 2.97 x 2.79m Large Velux window to front elevation. Wood flooring. Sloping ceiling.

Bedroom 2 4.65 x 3.53m Velux window to front and rear and window to east elevations. Wood flooring.

Convactor heater. Sloping ceiling.

OUTSIDE :

Large two storey Barn 24.00 x 5.90m Constructed of Colombage under a slate and synthetic slate roof.
Divided into :

Workshop with stairs to first floor.

Stables.

Garage/Cart Store.

Open fronted **Car Port** 6.00 x 5.00m

The garden is laid to lawn with mature trees. Concrete patio and hard standing area. Well. Variety of trees including Cherry, Marino, Walnut, Apples and Pear.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Drainage to an all water septic tank which was installed in 2018.
Electric heating.

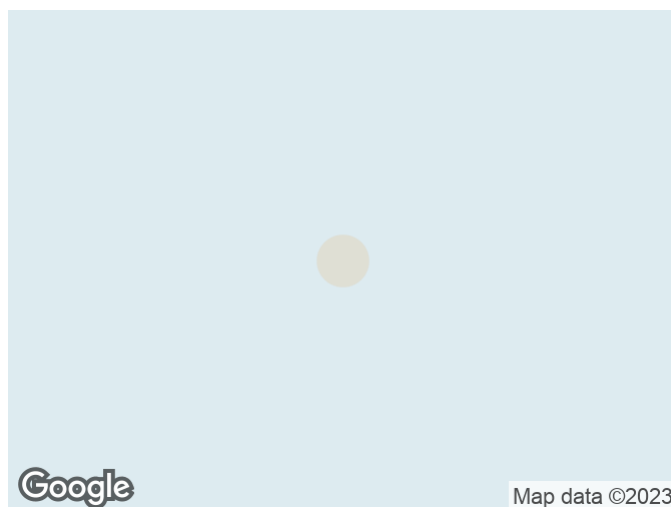
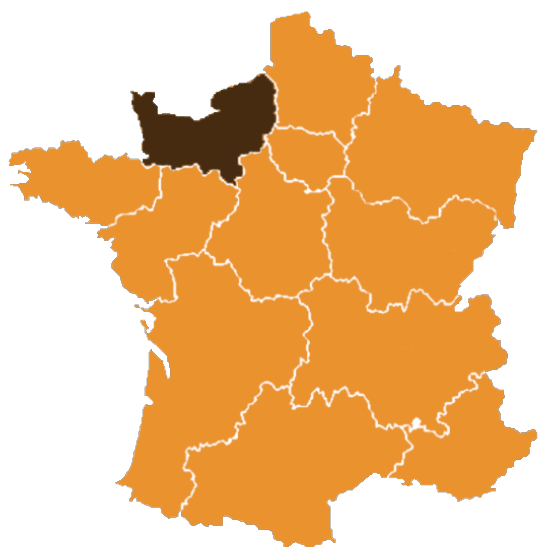
Taxes Foncières : 300€ per annum

Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€129,000

Key Information

Location: Normandy



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates