LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32830RL50 Price: 177 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (165 000 EUR without fees)

Spacious family home with gite potential close to popular Barenton.















INFORMATION

Town:	Barenton
Department:	Manche
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	2891 m2

IN BRIEF

Leggett Immobilier is delighted to present this roomy four bed family home with an additional house to renovate in a rural hamlet setting less than 2km from Barenton. Income potential and generous accommodation as well as a workshop and a good sized barn. Ferries and airports witin two hours. St Malo and Rennes airport around 105km. Coast about an hour. Mont St Michel 59km. A cracker of a family home with scope to make your mark in the house to renovate. A superb package in a peaceful rueal location with amenites less than 2km. Viewing highly recommended.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32830RL50 Price: 177 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (165 000 EUR without fees)







NOTES

DESCRIPTION

Located on a quiet country lane with pretty views over rolling fields.

Ground floor.
You enter into a large and light dual aspect kitchen/diner of around 36m2 with fireplace, not currently used. The kitchen area is fitted with shaker style units. Off the kitchen/diner is a cosy sitting room with a door leading into the garden. At the back of this sitting room stairs lead to the first floor. There is also a separate shower room/utility space with WC.

First floor.
Here you find four double bedrooms of 12.5, 9.5, 10 and 24m2 under eaves. There is a separate bathroom with WC and a spacious landing area offering a reading nook/office space. Flooring is wood.

The house is electrically heated and part double glazed. The space is excellent.

Outside.
The garden is lais mostly to lawn front and back with pretty views over fields. Attached to the house is a good sized barn as well as a small house to completely renovate that could serve as a gite or guest annexe.

A great opportunity to acquire a substantial family home and not to be missed.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr