LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45330AA50 Price: 195 700 EUR

agency fees to be paid by the seller

Normandy Stone Farmhouse for Sale with Hidden Garden, Outbuildings & Gîte Potential



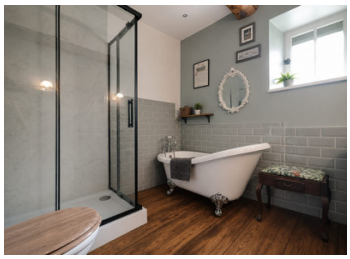




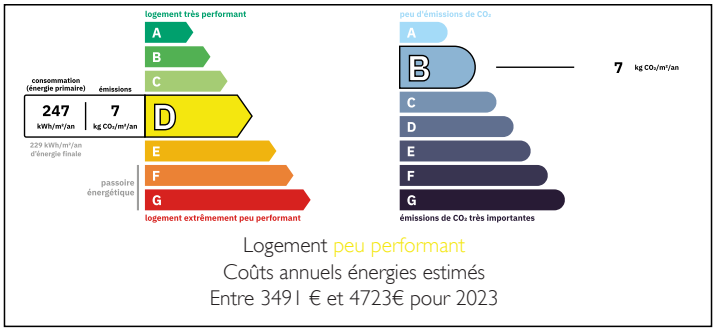








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3491 € et 4723€ pour 2023

INFORMATION

Town:	Barenton
Department:	Manche
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3278 m2

IN BRIEF

Beautiful character stone farmhouse for sale in Normandy, France, located near Barenton in the Manche department (50), Lower Normandy.

Offering 4-5 bedrooms, multiple reception rooms, exposed beams, stone walls, colombage features, log burners, pellet stove, hidden landscaped garden, pond, oak veranda, extensive outbuildings and exciting gîte or holiday rental potential.

Situated in the heart of the Normandy countryside close to Mont-Saint-Michel, Mortain, Domfront, Saint-Hilaire-du-Harcouët and the Normandy-Maine Regional Natural Park.

Ideal as a family home, lifestyle property, equestrian retreat, holiday home, or income-generating gîte business. Easy access to ferry ports including Caen, Cherbourg, Saint-Malo and Ouistreham, with airports at Rennes, Caen, Dinard and Nantes.

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.

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NOTES

DESCRIPTION

Nestled within the rolling countryside of southern Manche, Normandy, this enchanting stone farmhouse offers the perfect blend of authentic French charm, privacy, breathtaking views and exciting income potential.

Tucked away along a quiet country lane, the property enjoys a peaceful and secluded setting whilst remaining just minutes from the thriving market town of Barenton. Hidden behind traditional gates and mature planting, this delightful home reveals itself as a rare opportunity to embrace the dream of rural French living.

The Property
Entering through the spacious entrance hall and boot room, you immediately appreciate the warmth and character that flows throughout the property. A convenient ground-floor bathroom is located off the entrance, while the main staircase leads to the first floor.

At the heart of the home lies a spacious kitchen, dining and family room. This welcoming space features a range of fitted units, a range cooker, generous dining area and a wood-burning stove, creating the perfect setting for family gatherings, entertaining guests and cosy winter evenings.

To the left of the entrance hall, a few steps lead into a charming snug and lounge featuring a recently installed pellet burner and beautiful exposed colombage walls. Rich in character and atmosphere, it provides an ideal retreat for relaxing after a day exploring Normandy.

Beyond lies a truly impressive double-height reception room with mezzanine level and striking metal spiral staircase. Currently used as a bedroom, this versatile space offers enormous potential as a grand sitting room, artist's studio, games room, guest accommodation or family...