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Countryside house for sale in Manche - VIRTUAL TOUR

Barenton , **Manche** , **Normandy**

€267,000

inc. of agency fees

4 Beds **3** Baths **215** sqm **0.4** ha

Substantial detached house with basement and just under an acre This individual house was built in 2005/6 by the present owners and…

At a Glance

Reference	MFH-NORF01786	**Near to**	Barenton	**Price**	€267,000
Bed	4	**Bath**	3	**Hab.Space**	215 sqm
Land	0.4 ha	**Pool**	No	**Land Tax**	N/A

Property Description

Substantial detached house with basement and just under an acre

This individual house was built in 2005/6 by the present owners and offers spacious family accommodation. There is the possibility of using the downstairs study as a bedroom if required. The property is surrounded

by its own land and offers views over the surrounding countryside.

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 be 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 -

Covered Porch to:

Entrance Hall Partly glazed door to front elevation. Tiled floor. Stairs to first floor. Door to stairs to basement.

Open Plan Living Room/Dining Room/Garden Room 8.51 x 5.18m Glazed double doors and 2 windows to south and 4 windows to west elevations. Partly tiled and part wood flooring. Double sided wood-burner.

Kitchen 4.02 x 3.44m Fully fitted with range of base and wall units including display unit. Built-in fridge and dishwasher. Sinks with mixer tap. 3 ring electric induction hob with extractor over. Built-in oven. Recess for microwave. Breakfast bar with lighting over. Worktops and tiled splashbacks.

Lounge 6.29 x 4.54m Partly glazed double doors to rear terrace. Tiled floor. Double sided inset wood-burner.

Utility Room 3.50 x 2.73m Window to rear elevation. Tiled floor. Hot water cylinder. Space and plumbing for washing machine.

Cloakroom Tiled floor. WC. Hand basin. Vent.

Study/Bedroom 1 5.28 x 3.26m Built-in cupboard. Partly glazed door to east and partly glazed double doors to south elevations. Tiled floor. Telephone socket.

On the First Floor -

Landing Laminate flooring. Window to front elevation. Hatch to loft.

Bedroom 1 4.00 x 3.58m Window to front elevation. Sloping ceiling. Convector heater. (Area for arrival of lift).

Bedroom 2 5.17 x 2.69m Velux window to rear elevation. Laminate flooring. Convector heater. Sloping ceiling. Door to:

En-Suite Shower Room Laminate flooring. Shower. Vanity unit with mirror and light over. Sloping ceiling.

Bedroom 3 5.23 x 3.809m Velux window to rear elevation. Sloping ceiling. Convector heater. Laminate flooring. Door to:

En-Suite Shower Room Pedestal basin. Shower. Ventilation.

Bedroom 4 5.67 x 4.29m Laminate flooring. Convector heater. Glazed double doors to balcony. Window to west elevation.

Cloakroom Laminate flooring. WC. Partly tiled walls. Hand basin. Extractor.

Family Bathroom 4.117 x 4.16m (max) Corner bath with jets. Twin vanity unit with mirror fronted cupboards over. Shower. Heated electric towel rail. 2 Velux windows to rear elevation. Slop;ing ceiling.

In the Basement -

Utility Room 7.32 x 4.76m Double stainless steel sink with mixer tap. Boiler.

Store Room 5.47 x 3.95m

Single Garage 5.42 x 4.49m Pedestrian door and electric up and over door to east elevation.

Triple Garage 13.56 x 4.75m PVC up and over electric door. Fuse board.

OUTSIDE :

A gravel drive leads to access to garages. Path to patio area to the front of the house and front door. BBQ. The garden is laid to lawn with mature hedges, trees and shrubs. Vegetable garden. Patio to the rear of the house with access via the lounge. Small paddock fenced for sheep with field shelter.

ADDITIONAL INFORMATION :

Mains water and electricity supply. Telephone and broadband internet connection available. Geothermal heating and woodburner. Electric hot water cylinder. Centralised vacuum system. Double glazed, wood-effect aluminium windows with individual and centralised shutters. Drainage is to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : 1,819€ per annum

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€267,000

Key Information

Internal Area:	215 sqm
Land Area:	0.4 ha

Location: Normandy

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