



## Immaculate 4 Bed house, 2 Bed Annex, Barn and Views,

€270,300

50640, Buais, Manche, Normandy

Ref: 423

\* Available \* 6 Beds \* 3 Baths \* 245m2

Immaculate 4 bedroom house, 2 bed annex and large barn with open views over the Normandy countryside.

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French Entrée 



## Property Description

Immaculate 4 bedroom house, 2 bed annex and large barn with open views over the Normandy countryside. The property, set in open countryside, is approached via a small lane. The landscaped grounds of 2,574m<sup>2</sup> are mostly laid to lawn with well established shrubs and a variety of trees. The remains of an old bread oven have been renovated to provide a covered barbecue area. There is a small stone outbuilding with pantile roof and a larger stone barn with slate roof and cement floor. The main house and attached annex are south facing, built in local stone with a slate roof. Finished to a very high standard, this large family home is a stunning example of a quality renovation project (all works carried out by French artisans circa 2008, including electrics, plumbing, heating and septic tank.) On the ground floor, there is a large entrance hall, 2 spacious reception rooms, a fully fitted and equipped kitchen, WC, utility room and a boiler room housing the oil boiler and fuel tank. The first floor offers a large landing, a master bedroom with en-suite shower & WC, 3 further bedrooms, a family bathroom with bath and shower and a separate WC. The property is well insulated and benefits from double glazing throughout. The annex comes fully furnished and equipped ready to be rented out. The ground floor is one large open plan room with corner kitchen, dining area and cosy seating area around a wood burning stove. The 1st floor offers 2 bedrooms, a shower room and separate WC. Electric heaters are fitted throughout. The property is approximately 3km from Buais: population 568. There is a bakery, bar tabac/restaurant, hairdresser, etc. 4km away is the village of Fougerolles-du-Plessis which has a population of over 1,400 and benefits from many amenities such as: bakery, bar, restaurant, primary school, pharmacy, medical centre, supermarket, banks, hairdresser and a small local market every Friday. 17km away is the busy market town of Saint-Hilaire-du-Harcouët where there is a large traditional market every Wednesday as well as many more shops, restaurants and leisure activities. This is a stunning family home, renovated to the highest standards with the advantage of a fully equipped annex ready to generate income. Energy efficiency: C / 275,600 agency fees included / 260,000 without fees / Agency fees: 6% including VAT, payable by the purchaser.

# Gallery

