



## Eco-Friendly & Self-Sufficient Lifestyle Property



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 585,570.56

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50270
Geplaatst:	20-04-2026
Omschrijving:	

Just 5 minutes from Barneville-Carteret. Charming property in the heart of nature.

In a peaceful and unspoiled setting, this unique property will appeal to nature lovers, those seeking space, and horse enthusiasts. It offers a rare living environment, combining modern comfort with energy independence.

The main house (single-story) comprises:

A beautiful, bright living room with a wood-burning stove, a fitted and equipped open-plan kitchen with exceptional panoramic views of the pond, paddocks, and terrace, two bedrooms and an office (or the possibility of three bedrooms depending on the layout), a bathroom with shower, and a separate WC.

The secondary house, a saloon/gite style, includes:

A living room, a kitchen, and a shower room with WC.

Ideal for a hospitality project, seasonal rental, or independent living space.

Exterior features and amenities include:

A barn, a storage tunnel, a carport, and approximately 7,500 m<sup>2</sup> of land surrounding the property. Additional land is available for purchase.

The property's advantages include:



- No work required
- Eco-friendly and self-sufficient lifestyle
- Excellent energy efficiency
- Idyllic setting, completely private
- Just 5 minutes from the beaches.

A rare find, perfect for a rural lifestyle, equestrian activities, or tourism.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Algemeen**

Slaapkamers: 3  
Badkamers: 1



Lot Afmeting: 7500 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.877

