

La Haye du Puits about 5 miles

Carentan about 10 miles, St Lo about 20 miles

**HAMEAU LAUNAY**  
50250 Pretot Ste Suzanne, Normandy





A beautiful conversion of a traditional *longere* barn set in extensive grounds in rural Normandy.

**Accommodation in brief:**

**Ground floor:** Open plan lounge & staircase, shower room/toilet, bedroom 4, kitchen & parlour

**First floor:** Master bedroom with balcony (en-suite) & mezzanine storage area, office space, bedroom 2, bedroom 3

**Second floor:** large mezzanine room accessible via bedroom 3

**House & grounds approx. 1 acre including:**

- 2 small stone & cob style outhouses
- Chicken coop & fenced chicken run
- Allotment style vegetable garden (350m<sup>2</sup>)
- Gardener's shed (10m<sup>2</sup>)
- Large storage barn (30m<sup>2</sup>)
- Workshop & garage with electricity (70m<sup>2</sup>)
- Car port
- Paddock with apple trees (4 acres)



## GENERAL

Hameau Launay is situated in the tranquil Normandy countryside around 5 miles from the market town of La Haye du Puits and within easy reach of major towns such as Carentan, Coutances and St Lo, providing ample choice of shops, markets, hospitals and schools. It is also well placed for access to both sides of the *Manche* peninsular and its miles of pristine beaches and rocky coves.

Normandy is probably best known for the D-Day landings and for the Norman conquerors and there is a vast array of historical sites, museums and exhibitions to explore locally. Sports lovers will enjoy the many coastal golf courses or water sports that are available and on your doorstep there are ample designated walking and car-free cycling routes (*Chemin Vertes*). And when you've worked up an appetite you can enjoy lunch of *moules frites* (mussels & chips) in beautiful local fishing villages such as Portbail or Barneville.

Normandy is a natural gateway to France and as such is well served by ferry links to the UK and Channel Islands (Cherbourg is 40 mins by car, Caen 75 minutes). The nearest TGV railway station is in nearby Carentan for links to Paris and the south of France and airports at Rennes and Dinard.



## DESCRIPTION

Hameau Launay forms part of a traditional *longere* barn, built principally of stone and with a tiled roof, which has been imaginatively converted to create an exceptional family home. It sits just off a quiet country lane and enjoys views over local orchards and farmland to nearby Mont Castres, scene of a post D-Day battle. The building work has been carried out to a very high standard, creating a home which is easy and relatively cheap to run due to double glazing throughout and the high levels of insulation which exceed local building regulations.

The house comprises two main levels and, depending on your needs, can suit a couple or will easily accommodate a larger family or numerous guests. It enjoys oak beams and central heating throughout, a wood-burning stove at each end of the house, wooden floors in the living and upstairs sleeping areas and classic flagstone tiles in the kitchen and entrance hall.

Outside, the pebbled courtyard formed by the L-shaped building is ideal for barbequeing in the sun or enjoying a game of *petanque*. The property enjoys a large secluded garden in which the current owners enjoy keeping hens and growing a plethora of vegetables & fruit. There are a number of outhouses for storing produce and equipment and a large workshop which is currently used for furniture making. Alongside is the paddock which can provide grazing for animals and produces cider apples and blackberries in great quantities.

## ROOMS - Downstairs

### Living room

With natural wood floors, exposed beams, wood burning stove, built in oak bookshelves. Open plan staircase to first floor and french windows opening to courtyard. Windows to front & rear.

### Hallway

Stone tiles throughout, windows to front.

### Shower room / toilet

Built in power shower, wc and sink, half tiled. Window at rear. Plumbing point for washing machine.

### Bedroom 4

Carpeted, windows to rear.

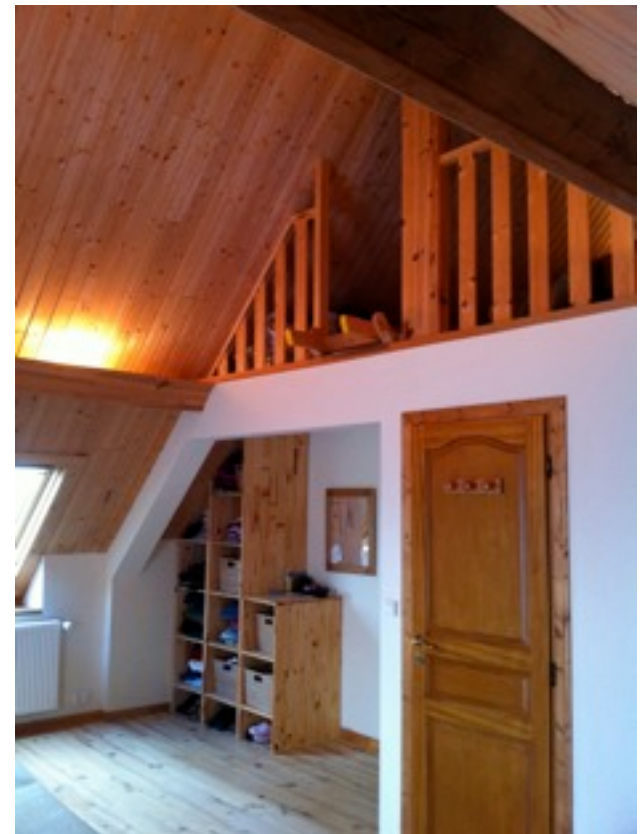
### Kitchen / parlour

Fitted kitchen with tiled splashback, range cooker, wood burning stove, windows to rear, doors to front & rear. Pantry and hidden staircase to second floor.

## ROOMS - Upstairs

### Master bedroom

French windows opening to balcony with orchard view, en-suite bathroom with bath, separate cubicle with electric shower, wc & sink. Wood floor, windows to front & rear, ladder to mezzanine level.



### Landing

Wood floor throughout with velux windows to courtyard.

### Office space

Alcove for use as storage, office or can serve as additional bed space for visitors!

### Bedroom 2

Wood floor, window to rear.

### Bedroom 3

Wood floor, windows to front & rear, stairs to mezzanine level.

**SERVICES**

Electricity : mains  
Water: mains  
Drainage: Septic tank

**DIRECTIONS**

Directions here

**FIXTURES AND FITTINGS**

What is staying  
What is negotiable

**VIEWING:**

Please call Peter or Lissa on +33 2 33 71 20 38  
or text +44 7788 186546

**WEBSITE:** [www.property-in-normandy.com](http://www.property-in-normandy.com)

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