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## Farmhouse for sale in Calvados - VIRTUAL TOUR

Le Béný-Bocage , Calvados , Normandy



# €185,000

inc. of agency fees

4 Beds    1 Baths    148 sqm    3.4 ha

Detached house forming courtyard with outbuildings and over 8 acres  
This property and its outbuildings had a new roof after the Millenium...

### At a Glance

<b>Reference</b>	MFH-NORF01855	<b>Near to</b>	Le Béný-Bocage	<b>Price</b>	€185,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	148 sqm
<b>Land</b>	3.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Detached house forming courtyard with outbuildings and over 8 acres

This property and its outbuildings had a new roof after the Millenium storms. The house would benefit from some modernisation but offers spacious accommodation. The buildings that come with it are arranged in an

'L' shape and join the back of the house. The land is level and would make good grazing for horses. The road in front of the property was formerly a main road but since the A84 was built the small town has been bypassed.

The property can be found close to the small town of Saint Martin de Besaces which is within walking distance. There are excellent motorway links nearby. It is an ideal base for walking, cycling or touring the surrounding area. Just 10km away is the 17th century castle in the Town of Torigny-sur-Vire, and Bayeux with its famous tapestry, cathedral and restaurants is only 20km away. The Landing Beach at Arromanches is about 35km and Caen with its ferry port and airport is about a 30 minute drive.

here

## **THE ACCOMMODATION COMPRISES:**

### **On the ground floor -**

**Small Conservatory/Porch** 2.70 x 1.55m Tiled floor. Fully glazed. Door to front elevation. Door to:

**Dining Room** 5.76 x 5.43m Window and partly glazed door to front elevation. Tiled floor. Stairs to first floor. Built-in shelves. 2 radiators. Open fireplace.

**Kitchen** 3.31 x 2.57m Window to rear elevation. Tiled floor. Radiator. Range of matching base and wall units including display unit. Housing for oven. Space and plumbing for dishwasher. 4-ring gas hob with extractor over. Worktops and tiled splashback.

**Shower Room** 2.27 x 2.14m Vanity unit with mirror and light over. Obscure glazed window. Fully tiled. Shower. Heated towel rail.

**Cloakroom** Tiled floor. W. Vent. Obscure glazed window to rear elevation.

**Rear Hall** Partly glazed door to rear elevation. Radiator. Tiled floor.

**Study** 2.45 x 2.45m Tiled floor. Window to rear elevation. Opening to:

**Large Walk-in Storage area** 2.47 x 1.76m

**Lounge** 5.80 x 3.77m Window to front elevation. Radiator. Telephone socket.

### **On the First Floor -**

**Landing** Laminate flooring. stairs to second floor.

**Bedroom 1** 3.52 x 2.45m Window to rear elevation. Wood flooring. Built-in cupboard. Radiator.

**Bedroom 2** 3.56 x 3.50m Window to front elevation. Radiator.

**Nursery/Study** (could be made into a bathroom) 2.39 x 1.83m Laminate flooring. Window to front elevation.

**Master Bedroom** 5.93 x 3.78m Window to front elevation. Ornamental marble fireplace. Radiator. Wood flooring.

### **On the Second Floor -**

**Bedroom 4** 9.28 x 2.43m (to finish renovating) Part tiled floor. Sloping ceiling. 2 Velux windows to rear elevation.

### **OUTSIDE :**

**Attached Garage** 6.37 x 4.16m Part concrete floor. Sliding PVC garage door to front elevation. Door to stairs to loft over.

**Attached Store Room** 5.97 x 3.52m Concrete floor. Door to rear and double doors to front elevations. Oil storage tank. Well water cylinder (used for garden, animals, etc.) Electric meter. Power and light.

The garden is laid to lawn to the side of the house. Mature hedges and trees including 2 cherry trees. The drive to the side of the property leads to gravel parking area.

To the rear of the property there is an enclosed courtyard with a small storeroom and attached

**Workshop** 6.81 x 4.68m Concrete floor. Pedestrian door to front and rear elevations. Power and light.

**Attached Stables** 4.64 x 2.69 and 4.64 x 2.58m

**Attached Garage** 10.20 x 4.89m (max) Sliding metal door to front elevation. Concrete floor. Access to loft over -

**Attached Barn** with loft over 6.89 x 5.04m Pedestrian door to front and rear elevation.

**Attached Boot Room** 6.89 x 2.59m Door to rear elevation. Concrete floor. Sink. Hot water cylinder. Door to rear of store room. Access to loft over store room.

Former vegetable garden.

The land is one large field. (Fence posts in place but not fenced.). Natural pond.

**ADDITIONAL INFORMATION :**

Mains water, electricity and telephone. Drainage to a septic tank which will need replacing. There is currently no central heating. Mainly double glazed or secondary double glazed windows.

**FINANCIAL DETAILS :**

Taxes Foncières : 1,128€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€185,000

## Key Information

Internal Area:	148 sqm
Land Area:	3.4 ha

## Location: Normandy



## Gallery













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