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## Chateau for sale in Calvados - VIRTUAL TOUR

**Saint Martin des Besaces , Calvados , Normandy**



# €288,000

inc. of agency fees

8 Beds      168 sqm      0.53 ha

Château with 2 attached gîtes and 1 1/4 acres with superb views This 13th century stone farmhouse château, originally built for the...

### At a Glance

**Reference** MFH-NORF01713  
**Bed** 8  
**Land** 0.53 ha

**Near to** Saint Martin des Besaces  
**Pool** No

**Price** €288,000  
**Hab.Space** 168 sqm  
**Land Tax** N/A

### Property Description

Château with 2 attached gîtes and 1 1/4 acres with superb views

This 13th century stone farmhouse château, originally built for the Bishop of Bayeux in the 13th Century, is central for World War 2 historic areas. It is a substantial residence, only 3 kms from the town of St. Martin

des Besaces, in Normandy, France. The property is at the end of a pretty, private driveway in tranquil countryside with beautiful views down the valley and has 2 gîtes which have been successfully let by the present owner. There is huge potential to renovate the Château part of the building which has a new roof.

The property is located in a rural area but all facilities can be found close by in Saint Martin de Besaces (3 km). 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 IN "LA FERMETTE" COMPRISES :**

### **On the Ground Floor -**

#### **Open Plan Kitchen/Breakfast Room/Lounge:**

**Lounge Area** 4.70 x 4.28m Glazed double doors to rear and glazed door to front elevations. Wood-burner. Tiled floor. Stairs to first floor.

**Kitchen/Breakfast Area** 4.70 x 2.35m Tiled floor. Window to rear elevation. Range of matching base and wall units. Built-in Cooker and 4 ring gas hob with extractor over. Stainless steel sink with mixer tap. Worktops and tiled splashbacks. Space for free standing fridge/freezer.

**Inner Hall** Tiled floor. Window to rear elevation.

**Bathroom** 2.91 x 1.70m Bath with tiled surround with mixer tap/shower fitment and screen. Extractor. Window to front elevation. Tiled floor. WC. Pedestal basin.

**Bedroom 1** 4.61 x 2.92m 3 windows to rear elevation. Tiled floor. Exposed stone wall. Electric radiator.

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

**Landing** Laminate flooring.

**Bedroom 2** 3.64 x 3.44m Velux window to front elevation. Sloping ceiling. Convector heater. Laminate flooring.

**Cloakroom** Hand basin. WC. Vanity basin. Laminate flooring.

**Bedroom 3** 3.00 x 2.33m Velux window to rear elevation. Laminate flooring. Convector heater. Sloping

ceiling.

## **THE ACCOMMODATION IN "LE PETIT MANOIR" COMPRISES :**

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

**Entrance Hall** Tiled floor. Stairs to first floor. Partly glazed door to rear elevation. Fuse board. Space and plumbing for washing machine. Radiator. Exposed stone wall.

### **Open Plan Kitchen/Dining Room/Lounge** 8.37 x 4.22m

**Kitchen/Dining Area** Window to rear elevation. Tiled floor. Radiator. Exposed stone wall. Inset spotlights. Range of matching base and wall units. Space for free standing fridge/freezer. Space and plumbing for dishwasher. Built-in oven and 4 ring gas hob with extractor hood over. Worktops and splash-backs. Stainless steel sink with mixer tap.

**Lounge Area** Tiled floor. Partly glazed door and window to west elevation. Granite fireplace with wood-burner (with back boiler).

**Bathroom** 3.09 x 2.04m Window to rear elevation. Tiled floor. WC. Pedestal basin. Radiator. Open shower with handrail.

**Bedroom 1** 4.58 x 3.42m Window to east and north elevations. Tiled floor. Radiator. Exposed stone wall.

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

**Landing** Exposed stone wall. Hatch to loft. Convector heater.

**Bathroom** 2.00 x 2.00m (minimum) Window to rear elevation. Radiator. Twin vanity unit. Sloping ceiling. WC. Bath with tiled surround, mixer tap/shower fitment and screen.

**Bedroom 2** 3.43 x 3.23m Window to east elevation. Laminate flooring. Sloping ceiling. Exposed stone wall. Convector heater. Radiator.

**Bedroom 3** 3.43 x 3.23m (minimum) Window to rear elevation. Laminate flooring. Radiator. Sloping ceiling.

**Bedroom 4** 3.16 x 2.03m Window to rear elevation. Laminate flooring. Sloping ceiling. Radiator.

**Master Bedroom** 3.77 x 3.12m Velux window to west elevation. Laminate flooring. Radiator. Exposed stone. Sloping ceiling. Door to:

**En-Suite Shower Room** 2.09 x 1.36m Sloping ceiling. WC. Shower with jets. Hand basin.

## **THE ACCOMMODATION IN "LE CHATEAU" COMPRISES :**

### **On the Ground Floor -**

**"L" Shaped Main Room** 6.90 x 4.59m (minimum) Door and 2 windows to south and window to east elevations. Concrete floor. Electrics. Built-in cupboard with shelving. Granite fireplace. Exposed beams. Door to attached room.

**Inner Hall** Thermal store water heater. Stairs to first floor.

**Kitchen** 3.57 x 2.07m Door and 2 windows to rear elevation. Tiled floor. Double stainless steel sink with mixer tap and cupboard under. Recess for free standing fridge/freezer.

**Shower Room** Tiled floor. Pedestal basin. WC. Shower. Space and plumbing for washing machine. Exposed stone wall.

**Attached part to renovate.** 7.02 x 6.90m Door and 2 large arched window openings to front elevation. Fresco on first floor.

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

**Room** 7.05 x 6.70m Stairs to second floor. Wood flooring. 2 windows to rear and window to front elevations.

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

Provision for 2 dormers to south elevation. Exposed stone.

## **OUTSIDE :**

Long drive leads to parking and turning area.

Attached **Open Fronted Workshop/Car Port** 7.75 x 5.04m Mezzanine storage area.

Attached to west (part of Château) **Room to renovate** 7.75 x 7.00m Approx. Window and door to front elevation. Granite fireplace. Exposed stone walls. Exposed beams. On the first floor is a Room to renovate with fireplace. Window to front elevation.

Well. The garden is laid to lawn. **Cabin** 5.00 x 3.00m. Polytunnel. Vegetable garden.

**Above ground swimming pool** 9.50 x 5.00 x 1.30m deep. New liner 2 years ago. Not heated.

Tiled terrace area with flower borders.

### **ADDITIONAL INFORMATION :**

Mains electricity, water and telephone are connected. Drainage to 2 all water septic tanks. Fibre optic internet connection. Heating is provided by a woodburner and electric radiators in La Fermette and a woodburner with a backboiler in Le Petit Manoir. There are solar panels which receive payment from EDF. New solar panels were installed in 2022 for personal use.

### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 670€ per annum

Taxe d'habitation : € per annum

Asking price : 288,000€ including Agency fees of 18,000€. In addition the purchaser will have to pay the Notaire's fee of 20,500€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

**Estimated annual energy costs of the dwelling between 1690€ and 2340€ per year for the part which is occupied.**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

Property Ref : SIF - 001713

## Summary

Property type:	Chateau
Bedrooms:	8
Price	€288,000

## Key Information

Internal Area:	168 sqm
Land Area:	0.53 ha

## Location: Normandy



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