

Former watermill with 3 bedrooms & 2 bathrooms, double glazing, gas central heating, lovely open garden with views.



INFORMATION

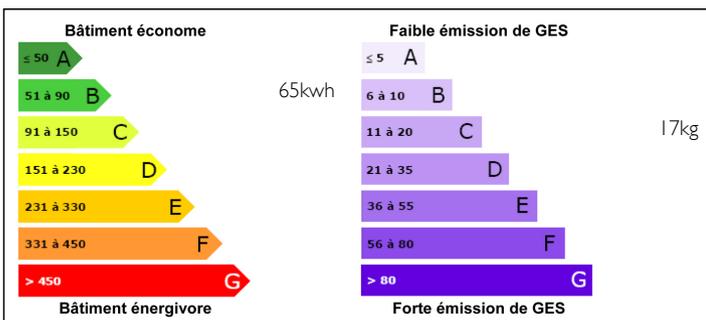
Town:	Saint-Martin-des-Besaces
Department:	Calvados
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	9326 m2



IN BRIEF

A former Normandy watermill, now modernised to provide a comfortable property with pretty gardens and not overlooked. The house is spacious with 3 bedrooms, one on the lower-ground floor with a bathroom alongside. Windows are all double glazed, gas centrally heated radiators throughout, and there's a cosy woodburner in the sitting room. It sits on the outskirts of a small village in a quite situation with shops and schools nearby.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 550 EUR

NOTES

DESCRIPTION

The ground floor :

Sitting/dining room with woodburner

Fitted kitchen with breakfast area and door to balcony/terrace

Walk-in pantry

First floor :

Landing/study

Large bedroom with en-suite bath/basin/WC, and dressing room

Bedroom

Lower ground floor :

Bedroom

Bathroom with shower/basin/WC

Utility room with c/h boiler, washing machine, storage etc.

Integral garage

Large workshop area with storage for garden equipment and firewood

Outside -

The gardens are lawn & flower borders with mature trees and fruit trees. Areas for parking, vegetable garden etc. Two stone outbuilding, one currently a firewood store, the other for renovation.

Well-situated, it has the market town of St Martin des Besaces nearby for shops, schools, and some amenities. Larger shops and services within 15 minutes drive. The railway station at Bayeux takes you to Paris in 2 hrs, and the main ferry port of Caen is approx 40 mins. The D-day beaches are within half an hour – a great location!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>