LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34502JTH14 Price: 549 900 EUR

agency fees to be paid by the seller

Large 17th century farmhouse near Bayeux, 7 bed 4 bath. Equestrian, Small holding. Gîte, B&B. Barns and. Land.















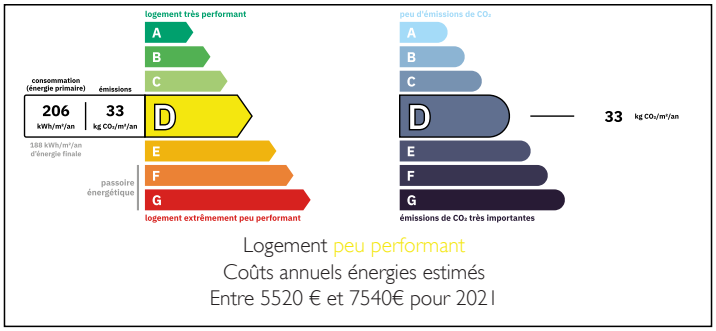
INFORMATION

Town:	La Folie
Department:	Calvados
Bed:	7
Bath:	4
Floor:	315 m2
Plot Size:	26000 m2

IN BRIEF

Magnificent 17th-century farmhouse near Bayeux. 7 bedrooms, 4 bathrooms and exceptional potential, peacefully located at the end of a private lane in the Normandy countryside. Only 20 mins from the D-Day beach 'OMAHA'. Set within pastureland, the property could be ideal for equestrian use, a family estate, gîtes or tourism projects. Formerly part of the local château estate and a working farm until recently, it includes numerous stone barns and agricultural buildings, several with conversion potential offering outstanding development opportunities. Previously operated as a 14-person gîte, the house features spacious, light-filled reception rooms, potential for ground-floor living, six first-floor bedrooms, a seventh attic bedroom and two further convertible attic spaces. Extensive hard standing, outbuildings and paddocks. Just 5 mins from Trévières, 12 mins from Lison station (Paris-Cherbourg SNCF train line 2.5 hrs from Paris) Bayeux at 20 mins and within one hour of ferry ports.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5520 € et 7540€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1600 EUR**

NOTES

DESCRIPTION

Magnificent 17th-Century Normandy Farmhouse near Bayeux with 7 Bedrooms, Exceptional Stone Barns & Equestrian Potential. Bessin, Calvados

Hidden at the end of a private lane in the beautiful Bessin Normandy countryside, this exceptional 17th-century farmhouse offers a rare opportunity to acquire a substantial period property combining history, character and outstanding development potential. Originally forming part of the local château estate before becoming an independent working farm, the property enjoys complete privacy while remaining within easy reach of Bayeux, the D-Day beaches and excellent transport links to Paris and the UK.

Set amidst its own pastureland and perfectly suited to equestrian use, a lifestyle business or a large family home, the estate has previously operated successfully as a 14-person gîte and offers extensive possibilities for tourism, hospitality, workshops or further residential conversion.

A private driveway leads to the property where a generous parking area welcomes visitors. Mature hedging creates privacy between the farmhouse and the agricultural buildings, ensuring the house enjoys its own peaceful setting.

The spacious entrance hall leads directly into a beautifully proportioned 31 m² farmhouse kitchen, the true heart of the home. Featuring exposed beams, a wood-burning stove, dual-aspect windows and ample dining space, it perfectly combines traditional Norman charm with modern family living. A practical utility room with shower and WC adjoins the kitchen.

Beyond lies the elegant 34 m² living room, filled with natural light from its triple-aspect windows and centred around a traditional open fireplace. Exposed beams and generous proportions create an inviting...