

Large 5 bedroom house/gîte. Longere for separate owner's accommodation. Courtyard. Parking. Bayeux at 10 mins

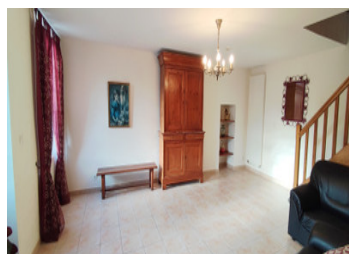


## INFORMATION

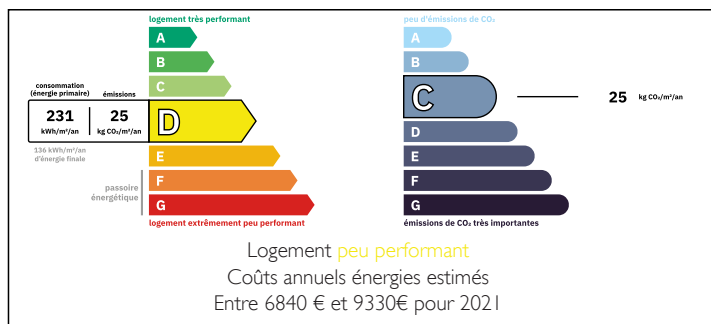
|             |             |
|-------------|-------------|
| Town:       | Le Tronquay |
| Department: | Calvados    |
| Bed:        | 4           |
| Bath:       | 3           |
| Floor:      | 290 m2      |
| Plot Size:  | 893 m2      |

## IN BRIEF

La Tuilerie, Two properties. House / Gîte and separate longere, ex-Function Hall with Professional Kitchen near Bayeux, Normandy. Set around a secure gated courtyard with ample parking, this versatile property offers exceptional lifestyle and business potential. The house is ready to move into or operate immediately as holiday accommodation, featuring a fitted kitchen/diner, spacious living room with exposed stone walls, ground-floor bedroom, shower room and four first-floor bedrooms with family bathroom. In the longer, a former function hall of 145m2 with a professional kitchen, guest WCs and a large convertible loft offers separate accommodation for the owner or a second home. Double glazing throughout, central heating and a new boiler. Located in Le Tronquay, just 10 minutes from historic Bayeux, 20 minutes from the D-Day Landing Beaches. Direct trains to Paris and ferry ports within one hour. A...



## ENERGY - DPE



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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: 1803 EUR**

## NOTES

## DESCRIPTION

Gated courtyard ensemble with parking for multiple vehicles. Enter the main house directly to the kitchen / diner. Fully equipped kitchen with exposed beams and tiled floor. To our right there is a ground floor bedroom with access to the boiler room. To our left we pass the ground floor shower room with W.C. and on through to the spacious living area with feature stone wall and access back into the courtyard. From the living area the staircase takes us to the first floor where there is a large landing, from which we can access the four bedrooms and the full bathroom, all tastefully decorated and featuring exposed beams. The property is ready to move into or rent out as a gîte. Back in the courtyard we have access to the ex-function room and professional kitchen. The kitchen offers direct access to the function room. The grand hall of 145m<sup>2</sup> is a bright space and can easily be furnished and made into another lovely home space for the owners. Tastefully decorated with feature stone wall and faux fireplace. The room is equipped with communal W.C.'s. Previously a successful operation ready to be reactivated or start a new life as a double living space property. Double glazed throughout with a mixture of fuel central heating and electric radiators, new boiler. A large loft space above the entire function room could be developed further. Located in the village of Le Tronquay, just 10 mins from...