

Character stone building to renovate with approved conversion feasibility



INFORMATION

Town:	Colombiers-sur-Seulles
Department:	Calvados
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

In Colombiers-sur-Seulles (14480), this attractive stone building offers excellent renovation potential. Terraced and with an approximate footprint of 40 m², it has a sound slate roof and a confirmed feasibility for conversion into residential use (approval in principle by the local authority). Electricity is already on site (no meter yet), and mains drainage can be connected. With no garden or parking, the property is ideal for an investor or buyer seeking a character project in a quiet village close to Bayeux and the Normandy coast.



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Located in the village centre of Colombiers-sur-Seulles, this traditional stone property presents an appealing opportunity for renovation and conversion. With a footprint of around 40 m², it could be transformed into a comfortable dwelling or two smaller units (subject to full planning permission).

The slate roof is in good condition, and the structure appears sound, providing an excellent basis for redevelopment. The interior is entirely to be fitted out.

Electricity is already supplied to the site (connection and meter to be installed), and mains drainage is available nearby.

A feasibility study and pre-application discussions have confirmed the viability of conversion to residential use, giving confidence to future buyers or developers.

Without garden or private parking, this property would suit a pied-à-terre, a holiday let, or an investment project close to Creully, Bayeux, and the D-Day beaches.

A rare chance to create a unique home in a peaceful Normandy village, combining authentic charm and solid value potential.

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

NOTES