LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46317JTH14 Price: 488 900 EUR

agency fees to be paid by the seller

Magnificent 18th-Century Normandy Corps de ferme with 2 Hectares near Bayeux & Omaha Beach. Amenities at 5 min







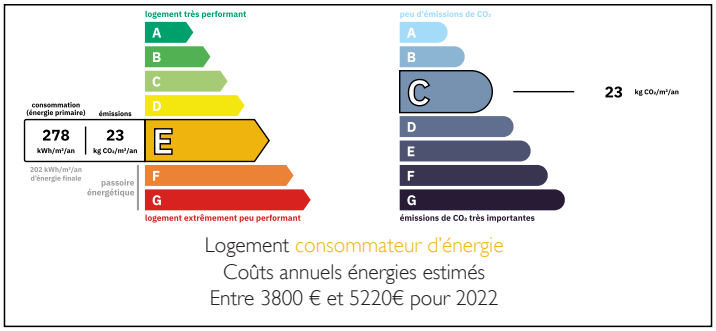








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3800 € et 5220€ pour 2022

INFORMATION

Town:	Rubercy
Department:	Calvados
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	21255 m2

IN BRIEF

Leggett Immo presents this exceptional south-facing 18th-century corps de ferme in the Normandy countryside near Rubercy, offering generous family accommodation and outstanding development potential. The main house features an elegant entrance hall with curved staircase, two magnificent reception rooms with 3m ceilings and fireplaces, fitted kitchen, music room/office, snug, cellar, three first-floor bedrooms, large family bathroom and extensive attic space suitable for further conversion. Extensive traditional stone outbuildings include six stables, tack room, hangar and multi-level barns, offering potential for gîtes, equestrian use, workshops, events or other projects, subject to permissions. Enclosed courtyard with electric gates and intercom, ancient boulangerie, orchard and pétanque court. Air-source heat pump central heating, recent wood-burning stoves and double glazing. 10 minutes from Bayeux, 15 minutes from Omaha Beach, and under an hour from ferry ports

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:	**1153 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents An exceptional historic Normandy corps de ferme

Leggett Immo presents this magnificent 18th-century south-facing corps de ferme in the peaceful countryside of Rubercy, Calvados.

Situated approximately 10 minutes from Bayeux and 15 minutes from Omaha Beach, this remarkable property combines a substantial period house with an exceptional collection of traditional stone outbuildings, generous grounds and considerable potential for future development.

The property is particularly suited to buyers looking for a substantial Normandy family home with scope for equestrian use, guest accommodation, tourism, workshops or other projects, subject to the necessary planning permissions and regulations.

A distinguished main house

The main house is approached via stone steps leading into an elegant entrance hall.

A beautiful curved staircase rises from the hall to the first floor, immediately establishing the character of the property.

On either side of the entrance hall are two magnificent reception rooms, each benefiting from impressive 3-metre ceilings, large south-facing windows and fireplaces.

The south-facing orientation provides excellent natural light while offering views across the courtyard and gardens.

The principal living room provides a comfortable and elegant space for relaxation, with access towards the music room and then the snug or office, creating a particularly flexible arrangement.

The dining room is equally impressive, with exposed beams and a superb original fireplace that reinforces the historic character of the house.

To the rear are the fitted kitchen, shower room and separate WC, together with the music room, snug or home office, boiler room and useful storage areas.

A substantial cellar beneath the living room...