

[Click to view MFH-NORF01855](#)

Farmhouse for sale in Calvados - VIRTUAL TOUR

Le Béný-Bocage , Calvados , Normandy



€185,000

inc. of agency fees

4 Beds 1 Baths 148 sqm 3.4 ha

Detached house forming courtyard with outbuildings and over 8 acres
This property and its outbuildings had a new roof after the Millenium...

At a Glance

Reference	MFH-NORF01855	Near to	Le Béný-Bocage	Price	€185,000
Bed	4	Bath	1	Hab.Space	148 sqm
Land	3.4 ha	Pool	No	Land Tax	N/A

Property Description

Detached house forming courtyard with outbuildings and over 8 acres

This property and its outbuildings had a new roof after the Millenium storms. The house would benefit from some modernisation but offers spacious accommodation. The buildings that come with it are arranged in an

'L' shape and join the back of the house. The land is level and would make good grazing for horses. The road in front of the property was formerly a main road but since the A84 was built the small town has been bypassed.

The property can be found close to the small town of Saint Martin de Besaces which is within walking distance. There are excellent motorway links nearby. It is an ideal base for walking, cycling or touring the surrounding area. Just 10km away is the 17th century castle in the Town of Torigny-sur-Vire, and Bayeux with its famous tapestry, cathedral and restaurants is only 20km away. The Landing Beach at Arromanches is about 35km and Caen with its ferry port and airport is about a 30 minute drive.

here

THE ACCOMMODATION COMPRISES:

On the ground floor -

Small Conservatory/Porch 2.70 x 1.55m Tiled floor. Fully glazed. Door to front elevation. Door to:

Dining Room 5.76 x 5.43m Window and partly glazed door to front elevation. Tiled floor. Stairs to first floor. Built-in shelves. 2 radiators. Open fireplace.

Kitchen 3.31 x 2.57m Window to rear elevation. Tiled floor. Radiator. Range of matching base and wall units including display unit. Housing for oven. Space and plumbing for dishwasher. 4-ring gas hob with extractor over. Worktops and tiled splashback.

Shower Room 2.27 x 2.14m Vanity unit with mirror and light over. Obscure glazed window. Fully tiled. Shower. Heated towel rail.

Cloakroom Tiled floor. W. Vent. Obscure glazed window to rear elevation.

Rear Hall Partly glazed door to rear elevation. Radiator. Tiled floor.

Study 2.45 x 2.45m Tiled floor. Window to rear elevation. Opening to:

Large Walk-in Storage area 2.47 x 1.76m

Lounge 5.80 x 3.77m Window to front elevation. Radiator. Telephone socket.

On the First Floor -

Landing Laminate flooring. stairs to second floor.

Bedroom 1 3.52 x 2.45m Window to rear elevation. Wood flooring. Built-in cupboard. Radiator.

Bedroom 2 3.56 x 3.50m Window to front elevation. Radiator.

Nursery/Study (could be made into a bathroom) 2.39 x 1.83m Laminate flooring. Window to front elevation.

Master Bedroom 5.93 x 3.78m Window to front elevation. Ornamental marble fireplace. Radiator. Wood flooring.

On the Second Floor -

Bedroom 4 9.28 x 2.43m (to finish renovating) Part tiled floor. Sloping ceiling. 2 Velux windows to rear elevation.

OUTSIDE :

Attached Garage 6.37 x 4.16m Part concrete floor. Sliding PVC garage door to front elevation. Door to stairs to loft over.

Attached Store Room 5.97 x 3.52m Concrete floor. Door to rear and double doors to front elevations. Oil storage tank. Well water cylinder (used for garden, animals, etc.) Electric meter. Power and light.

The garden is laid to lawn to the side of the house. Mature hedges and trees including 2 cherry trees. The drive to the side of the property leads to gravel parking area.

To the rear of the property there is an enclosed courtyard with a small storeroom and attached

Workshop 6.81 x 4.68m Concrete floor. Pedestrian door to front and rear elevations. Power and light.

Attached Stables 4.64 x 2.69 and 4.64 x 2.58m

Attached Garage 10.20 x 4.89m (max) Sliding metal door to front elevation. Concrete floor. Access to loft over -

Attached Barn with loft over 6.89 x 5.04m Pedestrian door to front and rear elevation.

Attached Boot Room 6.89 x 2.59m Door to rear elevation. Concrete floor. Sink. Hot water cylinder. Door to rear of store room. Access to loft over store room.

Former vegetable garden.

The land is one large field. (Fence posts in place but not fenced.). Natural pond.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone. Drainage to a septic tank which will need replacing. There is currently no central heating. Mainly double glazed or secondary double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 1,128€ per annum

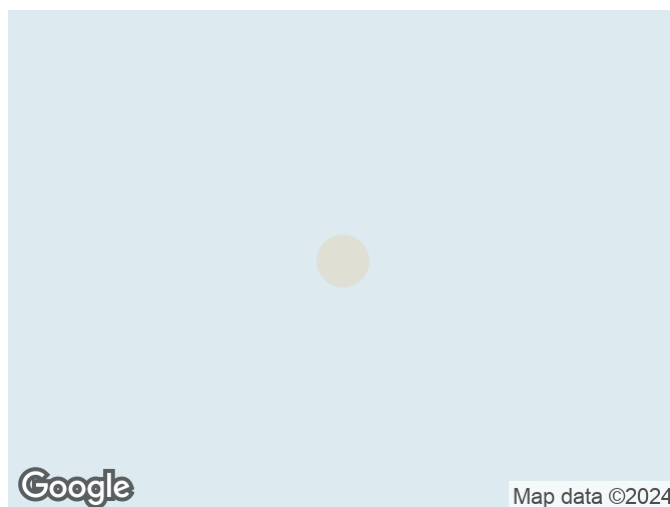
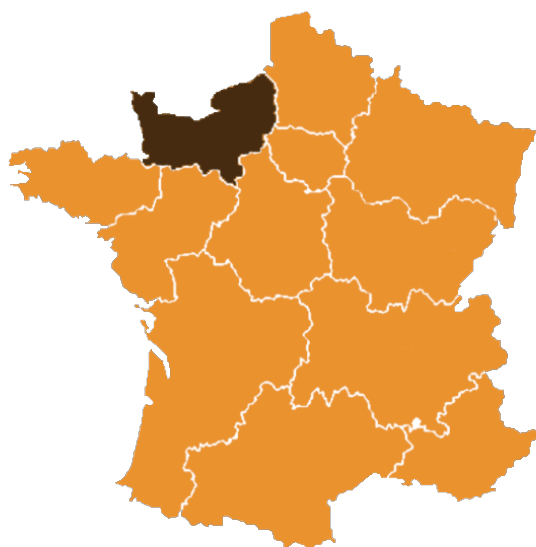
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€185,000

Key Information

Internal Area:	148 sqm
Land Area:	3.4 ha

Location: Normandy



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates