

[Click to view MFH-NORF02037](#)

## House for sale in Calvados - VIRTUAL TOUR

**Saint-Martin-des-Besaces , Calvados , Normandy**



# €374,000

**inc. of agency fees**

**4 Beds   2 Baths   140 sqm   1.47 ha**

House and gîte with yurt and 3 safari tents set in 3.6 acres of land with pond, play area and snack bar This property has been completely...

### At a Glance

**Reference** MFH-NORF02037

**Bed** 4

**Land** 1.47 ha

**Near to** Saint-Martin-des-Besaces

**Bath** 2

**Pool** No

**Price** €374,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

House and gîte with yurt and 3 safari tents set in 3.6 acres of land with pond, play area and snack bar

This property has been completely renovated inside and out by the present owners and now offers a rare opportunity to purchase an established business, in its 4th season. The safari tents are approximately 37m<sup>2</sup> each with 2 bedrooms. The yurt sleeps 4 people. The gîte is about 75m<sup>2</sup> and there is a detached house used as owners' accommodation. The arrangement of the accommodation sleeps between 25 and 29 people in total. The current owners offer Breakfast, lunch and an evening meal if required and hold a License III to serve alcohol up to 18° or a license to sell all alcohol if customers are enjoying a meal at the Snack Bar. The price includes the website, yurt and 3 Safari tents and all of the other structures for this turn-key business.

The property enjoys great views over the woods nearby and enjoys its own private garden, large, fenced pond and an orchard. Although located in a rural area, all facilities can be found close by. Just 10km away is the 17th century castle of Torigny-sur-Vire, and Bayeux with its famous tapestry, cathedral and restaurants is only 20km away. Shop, café/bar and restaurant 3km. The property is located in a rural area but all facilities can be found close by in Saint Martin de Besaces. There are excellent motorway links nearby. It is an ideal base for walking, cycling or touring the surrounding area. There are many places to visit within an hour. Within 15 minutes you have an amusement Centre called Bungimagine offering Bungee jumping, Tyrolean traverse, sledging, swings and food caterers. Ample parking. There are at least 9 zoos within an hour, including the Park Zoologique de Jurques, also within 15 minutes. Landing Beach at Arromanches is about 35km and Caen with its ferry port and airport is about a 30 minute drive.

here

**THE ACCOMMODATION IN THE GÎTE COMPRISES :**

## **On the ground floor -**

**Open plan Living Room/Dining Room/Kitchen** 5.71 x 5.14 Window to west elevation. 2 pairs of glazed double doors to the north elevation. Tiled floor. Fireplace with inset woodburner. Range of matching base units, built-in electric oven and hob with extractor over. Double stainless steel sink with mixer tap. Space for upright fridge/freezer. Space and plumbing for washing machine and tumble dryer. Cupboard housing electrics. Convectector heater.

**Inner hall** Tiled floor. Built in cupboard with sliding glass doors.

**Bathroom** 2.79 x 1.92 Bath with tiled surround, mixer tap and shower fitment. Adjustable shower screen. Vanity unit. Toilet. Window to north elevation. Electric towel rail. Extractor.

**Bedroom 1** 2.87 x 2.53 Large skylight, tiled floor, convectector heater.

**Bedroom 2** 3.74 x 2.85 Window to the south elevation overlooking the woods. Tiled floor, convectector heater.

**Bedroom 3** 3.72 x 2.74 Window to the north elevation. Tiled floor, convectector heater.

## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :**

## **On the ground floor -**

**Lounge/Dining Room** 5.81 x 5.78m Part glazed double doors and side panel and window to the south elevation. Laminate floor. Convectector heater. Spiral stairs to first floor. Woodburner. Extractor fan.

**Kitchen** 5.17 x 1.71 Range of base and wall units. Space under worktop for American style fridge/freezer. Built-in electric oven and 4 ring electric hob with extractor fan over.

Worktops. 2 windows to west elevation. Convector heater. Sink with mixer tap. Tiled floor.

**Utility Room** 3.47 x 1.69 Convector heater. Space and plumbing for washing machine and dryer. Cupboard housing hot water cylinder. Door to rear elevation. Worktop with cupboards over.

**Shower Room** 2.34 x 1.54 2 windows to west elevation. Tiled walls. Large shower. Suspended toilet. Vanity unit with mirror and light over. Extractor fan.

**Conservatory** (used for Guest Reception/Breakfasts) 4.86 x 3.37m Access via lounge. 1/2 glazed pedestrian door to the west elevation. Laminate floor. Convector heater.

### **On the First Floor -**

**Study/Bedroom 1** 2.96 x 2.32m Window to the north elevation. Laminate floor.

Master bedroom 4.58 x 3.33m Window to front elevation with Juliette balcony. Glazed double doors to the south opening onto balcony. Laminate flooring. Convector heater. Walk in wardrobe.

**Cloakroom** Window to the north elevation. Toilet. Vanity basin with mirror/light over.

### **OUTSIDE :**

Gravel drive leading to the gîte house and parking area. The garden is laid to lawn with mature trees, orchard, and stream fed **pond**. Woodland. Various seating areas and 2 shower blocks. Outside sink. Childrens play area. 2 large storage areas. Shed. Gravel terrace with stone built barbecue. **Chalet with Hot Tub**.

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. 2 all water septic tanks were installed in 2017. The main house and gîte have a woodburner and electric heating. Fibre optic internet connection is available on all the site.

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 746€ per annum

Taxe d'habitation : Means tested

**Asking price : 374,000€ including Agency fees of 24,000€. In addition the buyer will pay the Notaire's fees of 27,800€**

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

**Estimated annual energy costs of the dwellings between € and € per year**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

Property Ref : SIF - 002037

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€374,000

### Key Information

Internal Area:	140 sqm
Land Area:	1.47 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 cooling 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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved