



## Luxury Chateau and Gites For Sale in Saint Martin des Besaces Normandy



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 315,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Normandy
Indirizzo:	Le Petit Chateau de Montbosq
Pubblicato:	28/07/2023

Descrizione:

Luxury Chateau and Gites For Sale in Saint Martin des Besaces Normandy France

Esales Property ID: es5553772b

### Property Location

Soulevre en Bocage  
St Martin des Besaces,  
14350  
Calvados  
Normandy  
France

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Chateau with 2 attached gîtes and 1 1/4 acres with superb views This 13th-century stone farmhouse chateau, originally built for the Bishop of Bayeux in the 13th Century, is central to World War 2 historic areas.

It is a substantial residence, only 3 km from the town of St. Martin des Besaces, in Normandy, France. The property is at the end of a pretty, private driveway in tranquil countryside with beautiful views down the valley and has 2 gîtes which have been successfully let by the present owner. There is huge potential to renovate the Chateau part of the building which has a new roof.

Viewing is highly recommended. The property is located in a rural area but all facilities can be found close by in Saint Martin de Besaces (3 km). 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. For a comprehensive look at links back to the UK and beyond, please click on our link here **THE ACCOMMODATION IN 'LA FERMETTE' COMPRISES:** On the Ground Floor – Open Plan Kitchen/Breakfast Room/Lounge: Lounge Area 4.70 x 4.28m Glazed double doors to rear and glazed door to front elevations.

Wood-burner. Tiled floor. Stairs to the first floor. Kitchen/Breakfast Area 4.70 x 2.35m Tiled floor. Window to rear elevation. Range of matching base and wall units. Built-in Cooker and 4-ring gas hob with extractor over. Stainless steel sink with mixer tap. Worktops and tiled splashbacks. Space for free-standing fridge/freezer.

Inner Hall Tiled floor. Window to rear elevation. Bathroom 2.91 x 1.70m Bath with tiled surround with mixer tap/shower fitment and screen. Extractor. Window to front elevation. Tiled floor. WC. Pedestal basin. Bedroom 1 4.61 x 2.92m 3 windows to rear elevation. Tiled floor. Exposed stone wall. Electric radiator.

On the First Floor – Landing Laminate flooring. Bedroom 2 3.64 x 3.44m Velux window to front elevation. Sloping ceiling. Convector heater. Laminate flooring. Cloakroom Hand basin. WC. Vanity basin. Laminate flooring. Bedroom 3 3.00 x 2.33m Velux window to rear elevation. Laminate flooring. Convector heater.

Sloping ceiling. **THE ACCOMMODATION IN 'LE PETIT MANOIR' COMPRISES:** On the ground floor – Entrance Hall Tiled floor. Stairs to first floor. Partly glazed door to rear elevation. Fuse board. Space and plumbing for washing machine. Radiator. Exposed stone wall. Open Plan Kitchen/Dining Room/Lounge 8.37 x 4.22m Kitchen/Dining Area Window to rear elevation.

Tiled floor. Radiator. Exposed stone wall. Inset spotlights. Range of matching base and wall units. Space



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for free-standing fridge/freezer. Space and plumbing for dishwasher. Built-in oven and 4 ring gas hob with extractor hood over. Worktops and splash-backs. Stainless steel sink with mixer tap. Lounge Area Tiled floor.

Partly glazed door and window to west elevation. Granite fireplace with wood burner (with back boiler). Bathroom 3.09 x 2.04m Window to rear elevation. Tiled floor. WC. Pedestal basin. Radiator. Open shower with handrail. Bedroom 1 4.58 x 3.42m Window to east and north elevations. Tiled floor. Radiator.

Exposed stone wall. On the First Floor – Landing Exposed stone wall. Hatch to loft. Convector heater. Bathroom 2.00 x 2.00m (minimum) Window to rear elevation. Radiator. Twin vanity unit. Sloping ceiling. WC. Bath with tiled surround, mixer tap/shower fitment and screen. Bedroom 2 3.43 x 3.23m Window to east elevation.

Laminate flooring. Sloping ceiling. Exposed stone wall. Convector heater. Radiator. Bedroom 3 3.43 x 3.23m (minimum) Window to rear elevation. Laminate flooring. Radiator. Sloping ceiling. Bedroom 4 3.16 x 2.03m Window to rear elevation. Laminate flooring. Sloping ceiling. Radiator. Master Bedroom 3.77 x 3.12m Velux window to west elevation.

Laminate flooring. Radiator. Exposed stone. Sloping ceiling. Door to: En-Suite Shower Room 2.09 x 1.36m Sloping ceiling. WC. Shower with jets. Hand basin. **THE ACCOMMODATION IN 'LE CHATEAU' COMPRISES :** On the Ground Floor – 'L' Shaped Main Room 6.90 x 4.59m (minimum) Door and 2 windows to south and window to east elevations.

Concrete floor. Electrics. Built-in cupboard with shelving. Granite fireplace. Exposed beams. Door to attached room. Inner Hall Thermal store water heater. Stairs to first floor. Kitchen 3.57 x 2.07m Door and 2 windows to rear elevation. Tiled floor. Double stainless steel sink with mixer tap and cupboard under.

Recess for free standing fridge/freezer. Shower Room Tiled floor. Pedestal basin. WC. Shower. Space and plumbing for washing machine. Exposed stone wall. Attached part to renovate. 7.02 x 6.90m Door and 2 large arched window openings to front elevation. Fresco on first floor. On the First Floor – Room 7.05 x 6.70m Stairs to second floor.

Wood flooring. 2 windows to rear and window to front elevations. On the Second Floor – Provision for 2 dormers to south elevation. Exposed stone. **OUTSIDE :** Long drive leads to parking and turning area. Attached Open Fronted Workshop/Car Port 7.75 x 5.04m Mezzanine storage area. Attached to west (part of Chateau) Room to renovate 7.75 x 7.00m Approx.

Window and door to front elevation. Granite fireplace. Exposed stone walls. Exposed beams. On the first floor is a Room to renovate with fireplace. Window to front elevation. Well. The garden is laid to lawn. Cabin 5.00 x 3.00m. Polytunnel. Vegetable garden. Above ground swimming pool 9.50 x 5.00 x 1.30m deep.

New liner 2 years ago. Not heated. Tiled terrace area with flower borders. **SERVICES :** Mains electricity,



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water and telephone are connected. Drainage to 2 all water septic tanks. Fibre optic internet connection. Heating is provided by a wood burner and electric radiators in La Fermette and a woodburner with a backboiler in Le Petit Manoir.

There are solar panels which receive payment from EDF. New solar panels were installed in 2022 for personal use. FINANCIAL DETAILS : Taxes Foncières : Approx. 670 per annum Taxe d habitation : per annum Asking price : 399,000 including Agency fees of 19,000 . In addition the purchaser will have to pay the Notaire's fee of 28,100 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 dwelling between 1690 and 2340 per year for the part which is occupied.

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: <http://www.georisques.gouv.fr> (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

## ABOUT THE AREA

Saint-Martin-des-Besaces is a former commune in the Calvados department in the Normandy region in northwestern France. On 1 January 2016, it was merged into the new commune of Souleuvre-en-Bocage. The village of Saint-Martin-des-Besaces is a small french village located north west of France. The town of Saint-Martin-des-Besaces is located in the department of Calvados of the french region Basse-Normandie. The town of Saint-Martin-des-Besaces is located in the township of Le Béný-Bocage part of the district of Vire.

Situated in Lower Normandy, Calvados is characterised by the pretty countryside of the Pays d'Auge with its apple orchards and half-timbered houses, some of which have thatched roofs, known as 'colombage'. Agriculture dominates the economy of this department and production of butter, cheese (especially Camembert and Pont-l'Éveque), cider and Calvados, the apple brandy that takes its name from the area, are much in evidence in the culinary dishes for which the region is famous. Facing the English Channel, Calvados also offers a huge variety of fresh fish and shellfish served à la Normande with a superb choice of local produce from market stalls offering colourful fresh fruit and vegetables. This is one of the most popular tourist areas of France because of its delightful seaside resorts, its naturally verdant countryside and the vast areas of woodland which support an enviable diversity of wildlife.

Calvados is rich in history and many of the towns and villages are interesting to visit including Beuvron-en-Auge which is a listed village on the cider route. With its ancient manoirs, a covered marketplace and craft centres, this is also the home of a celebrated cider festival. In June 1944, Allied forces landed on the beaches of the Bay of the Seine. Several locations along the coast are famous for their historic significance during the Battle of Normandy including Juno Beach at Courseulles-sur-Mer and Arromanches.



## MAiN FEATURES:

- 168m<sup>2</sup> of living space
- 5260m<sup>2</sup> land plot room to develop further
- Barns in need of renovation again can add more rooms in here
- 8 Bedrooms
- 6 Bathrooms
- Private Parking
- Private Garden
- Pool
- Terrace
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	8
Bagni:	6
Finito piedi quadrati:	168 mq

### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL:	<a href="https://www.youtube.com/embed/aV1kfjS74e4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/aV1kfjS74e4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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### Contact information

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