

Chateau to renovate with 2 gites attached. Stunning views. Located close to Saint Martin des Besaces.



INFORMATION

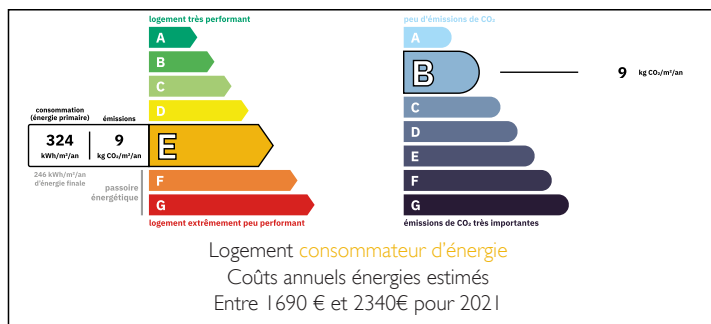
Town:	Brémoy
Department:	Calvados
Bed:	8
Bath:	4
Floor:	168 m2
Plot Size:	5260 m2



IN BRIEF

Set up a private track, this impressive chateau with attached gites offers huge business potential. Built in the 13th century for the Bishop of Bayeux this eye-catching chateau sits in an elevated position with beautiful views over the rolling countryside. Located close to the historical town of Bayeux and the D-Day landing beaches and approximately 35 minutes from the ferry port of Caen.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière:	680 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The property is located up a pretty private track, which brings you to a courtyard and entrance to the two gites.

The first gite comprises on the ground floor : an open plan kitchen/sitting room and dining area with a back door leading to garden to the side of the property. There is also a downstairs bedroom and bathroom. On the first floor are 2 further bedrooms and a W.C.

The second gîte comprises on the ground floor : an entrance hall, an open plan kitchen/dining room and sitting room with a granite fireplace with a wood-burning stove and back boiler. There is a downstairs shower room with W.C. and a bedroom. On the first floor there are a further 4 bedrooms and a bathroom. A master bedroom and en suite.

The chateau part of the property consists of three sections. The right hand side is part renovated and could be made into another guest house with a kitchen, bathroom and large potential sitting and dining room on the ground floor with two further floors above. This area could either be separate or could be renovated to be included with the rest of the chateau layout. The impressive south facing facade of the chateau looks out across the valley; the roof has been recently replaced and solar panels have been installed.

With 1 and a 1/4 acres of land and garden.

Viewing is highly recommended.

Many more photos on request.

Information about risks to which this property is exposed is...