

Renovated Normandy Farmhouse including 3 Gîtes, large courtyard and garden, Barn, Pond & 2,058m , near Bayeux.



INFORMATION

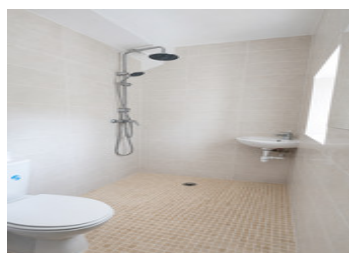
Town:	Cartigny-l'Épinay
Department:	Calvados
Bed:	6
Bath:	6
Floor:	275 m2
Plot Size:	2058 m2

IN BRIEF

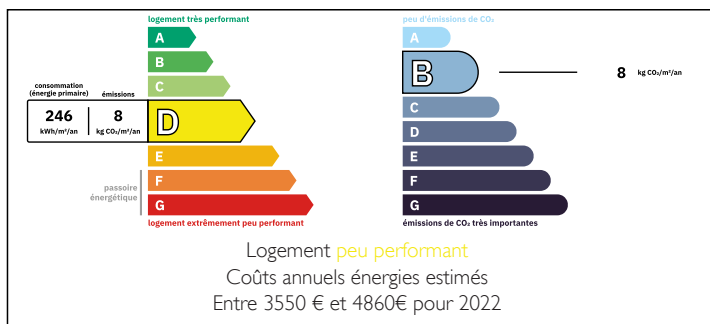
Renovated Normandy farmhouse offering approximately 260m² of versatile accommodation on 2,058m² of enclosed gardens in a peaceful countryside setting without being isolated. The property comprises a spacious main residence together with three independent units, including two duplex apartments, making it ideal for gîtes, chambres d'hôtes, holiday rentals or multi-generational living.

The accommodation includes 6 bedrooms, 6 bathrooms and 4 kitchens, providing exceptional flexibility for both family living and income generation.

A substantial stone outbuilding offers exciting development potential (subject to planning), while the grounds feature a pond, a well (9m), new microstation drainage system, completely renewed electrical installation and preparation for a heat



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: 1465 EUR

Taxe habitation: 875 EUR

NOTES

DESCRIPTION

A Restored Normandy Farmhouse Offering Lifestyle, Income and Development Potential

Hidden within the peaceful Normandy countryside, yet only minutes from excellent transport links and historic landmarks, this exceptional property represents a rare opportunity to acquire a beautifully renovated farmhouse combining character, flexibility and significant future potential.

Occupying an enclosed plot of approximately 2,058m², the property enjoys complete privacy without isolation, offering the perfect balance between rural tranquillity and everyday convenience.

Extending to approximately 260m² of habitable accommodation, the property has been thoughtfully renovated to combine the timeless charm of traditional Normandy architecture with the comfort and efficiency expected of a modern home.

Original fireplaces, exposed beams and period features sit comfortably alongside recently upgraded services, including completely renewed electrical installations, a new microstation drainage system, and preparation for the installation of a heat pump central heating system, providing an excellent foundation for future energy efficiency.

Flexible Accommodation

One of the property's greatest strengths is its remarkable versatility.

The main house provides spacious family accommodation whilst also incorporating independent guest accommodation perfectly suited to tourism or extended family living.

The accommodation currently comprises:

Approximately 260m² of living space

Six bedrooms