

Large farmhouse. 7 bedrooms. Farm, Equestrian, Small holding. Grazing land. Barns and buildings.

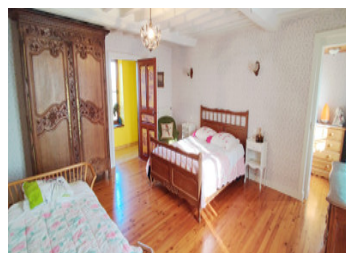
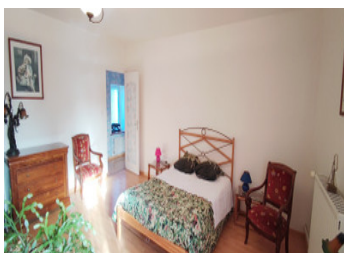


INFORMATION

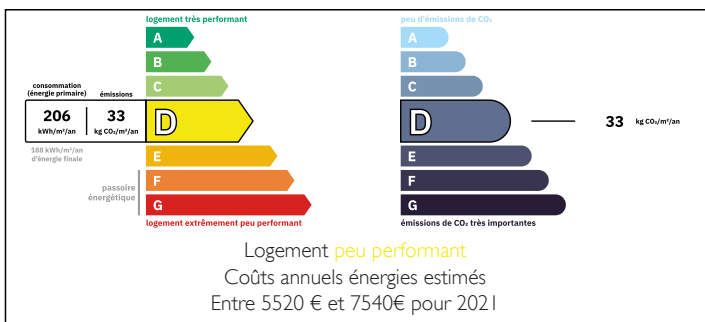
Town:	La Folie
Department:	Calvados
Bed:	7
Bath:	4
Floor:	315 m2
Plot Size:	26000 m2

IN BRIEF

Large 17th century farmhouse with 7 bedrooms and 4 bathrooms. Located at the end of a lane, pasture, perfectly suited for equestrian exploitation. Until recently a functioning farm, the property offers multiple barns (some with conversion permission) and agricultural buildings. Masses of potential for all your dreams. Once the farm of the chateau, the property has been a working independant farm since the 80's. The property was also exploited as a gîte for upto 14 people. Large light rooms on the ground floor offering the potential of ground floor living. 6 bedrooms on the 1st floor and a 7th in the loft, accessed by a staircase. Two further loft space to expand if needed. Numerous barns and outbuildings, hard standing e.t.c. Only 8 mins from Trevieres with amenities and weekly market. just 12 mins to Lison gare, (SNCF...

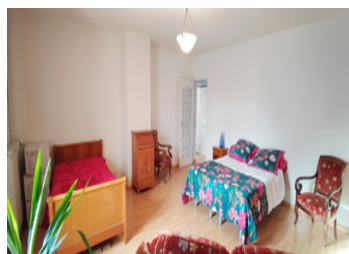
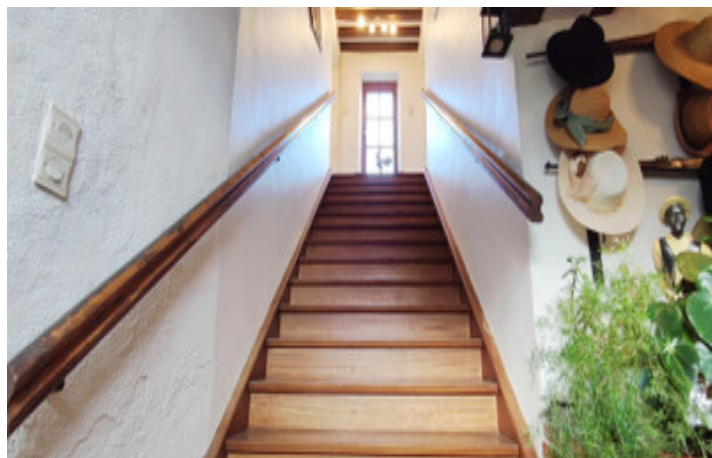


ENERGY - DPE



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: 2417 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the property via the private driveway we find a separate area for parking in front of the main house. A large hedge offers privacy from the barns and agricultural areas. The spacious entrance hall offers access through to the fully fitted farmhouse kitchen (31m²), featuring wood burner and exposed beams, double aspect window and access to the rear utility room with shower and W.C. From the kitchen we go through to the main living area (34m²) offering exposed beamed ceiling, triple aspect windows and an open fireplace. The ground floor is rounded out with a huge saloon of 40m², used as a dining room for family gatherings or possibly as a breakfast room if exploiting the property as a gîte or chambre d'hotes. Ascending the impressive Calvadosian style staircase we find a hallway running the length of the first floor. From which we have access to six bedrooms and three shower/bathrooms. The bedrooms are spacious and light thanks to the large south facing windows allowing the sunlight to flood the rooms. A staircase leads from this landing upto the 7th bedroom and two storage areas in the loft. On the farm side of things we have two enormous stone barns, one attached to the main house and the other forming an L in a southerly direction. Offering various entrances and uses (Ask about conversion possibilities), they offer a myriad of possibilities. At the rear of the barns there is a large hard...