

Magnificent Corps de Ferme. 2 Hectares of land, 15 minutes from spectacular Omaha beach and 10 mins to Bayeux.



## INFORMATION

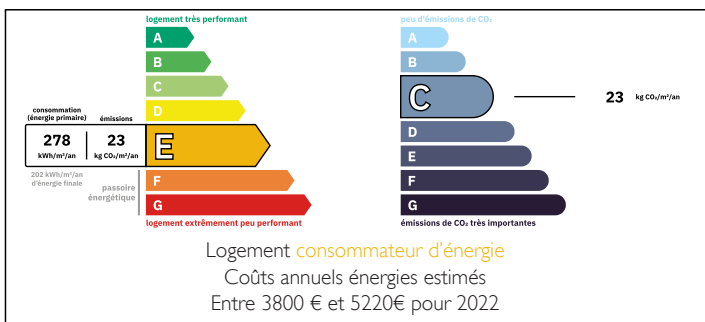
|             |          |
|-------------|----------|
| Town:       | Rubercy  |
| Department: | Calvados |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 165 m2   |
| Plot Size:  | 21255 m2 |

## IN BRIEF

Exceptional south-facing 18th-century corps de ferme offering spacious family living with outstanding development potential. The main house features an elegant entrance hall with curved staircase, two magnificent reception rooms with 3m ceilings and fireplace, fitted kitchen, music room/office, snug, cellar, 3 first-floor bedrooms, large bathroom and extensive attic space suitable for further conversion. Vast stone outbuildings include 6 stables, tack room, hangar and multi-level barns, ideal for gîtes, equestrian use, workshops or events (subject to permissions). Enclosed courtyard with electric gates, intercom and stone BBQ, plus an ancient boulangerie, orchard and pétanque court. Heat pump central heating, recent wood burners and double glazing throughout. Only 10 minutes from Bayeux, 15 minutes from Omaha Beach and under an hour from ferry ports and the airport.

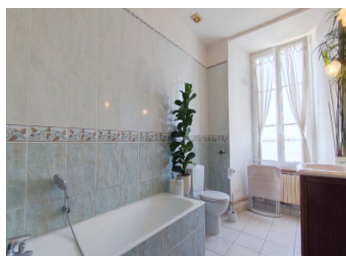


## ENERGY - DPE



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.



## DESCRIPTION

Magnificent South-Facing 17th-Century Corps de Ferme near Bayeux, Calvados, Normandy

Nestled in the peaceful countryside of Rubercy, Calvados, just 10 minutes from the historic town of Bayeux and 15 minutes from the golden sands of Omaha Beach, this exceptional south-facing 17th-century corps de ferme is rich in history, character and opportunity. Offering generous living accommodation, remarkable original features and an impressive collection of traditional stone outbuildings, this is a rare estate with enormous potential for family living, equestrian pursuits, tourism or commercial ventures.

The main house is entered via stone steps into an elegant entrance hall featuring a beautiful curved staircase leading to the first floor. On either side are two magnificent reception rooms with impressive 3-metre ceilings, each flooded with natural light from large south-facing windows overlooking the courtyard and gardens. The elegant living room offers a comfortable relaxing space and access to the music room and onto the snug/office. This in turn returns us to the dining room. The spacious dining room boasts a superb original fireplace and exposed beams. To the rear of the house are the kitchen, shower room and separate WC, together with a charming music room, snug or home office, boiler room and several useful storage rooms. Beneath the living room lies a substantial cellar.

Upstairs are three generous bedrooms and a large family bathroom with WC. A second staircase leads to extensive attic spaces offering outstanding scope to create additional bedrooms, guest accommodation or leisure rooms.

Outside, the property truly...

## LOCAL TAXES

Taxe foncière: 1153 EUR

## NOTES