

Old stone house in a village with services near the D-Day beaches. Large garden, courtyard with well.



INFORMATION

Town:	Formigny La Bataille
Department:	Calvados
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	2316 m2

IN BRIEF

Lovely stone house dating from 1800's set in it's own private grounds. A short drive to Omaha beach. Private courtyard with mature trees and separate garden. A well. Traditional layout with living room and kitchen on the ground floor and two bedrooms on the first floor. Loft to convert. Large convertible garage. Double glazing, electric heating. Possibility of building plot and connection to mains drains soon. To be refreshed with some works to consider.

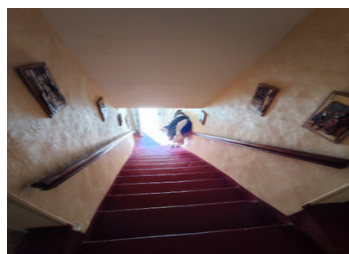


ENERGY - DPE



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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

Located in the Village of Formigny La Bataille, this beautiful stone house is ideally positioned close to amenities and the D-Day beach Omaha. Within an hour of two ferry ports and an airport and only 15 mins to Bayeux with trains to Paris. Possible building plot.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 511 EUR

NOTES