

**** UNDER OFFER *** Recently renovated 5 bed roomed, detached house, double glazed, central heating, garden



INFORMATION

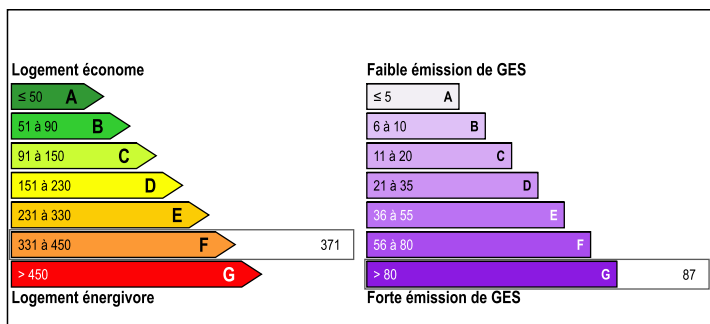
Town:	Saint-Martin-des-Besaces
Department:	Calvados
Bed:	5
Bath:	4
Floor:	177 m2
Plot Size:	1094 m2

IN BRIEF

A detached 5 bed house with private parking, it has double glazing all-round, oil-fired central heating, and ground floor bathroom & bedroom. Only 30 mins from the D-Day beaches and less than an hour's drive to Cherbourg or Caen ferry ports, and makes this a great spot for tourism or leisure. There's a garage/workshop, a sunny terrace and a large garden.

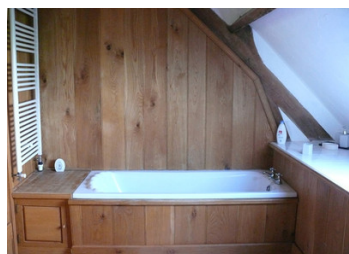


ENERGY - DPE



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

Ground floor -

Large Sitting room

Kitchen and dining room with woodburner

Bedroom with ensuite shower, basin & WC

First floor -

Four bedrooms, two with ensuite shower & WC

Bathroom with bath & WC

Heating by oil-fired central heating system, radiators in all rooms, windows are double glazed throughout

Outside – garden with lawn, garage/workshop (c/h boiler room), private parking area, small field.

Within easy reach of the historic town of Caen (25mins) which has a rail service to Paris, D-day beaches 30 mins, ferry port approx 40mins.

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

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES