



Ref: A21963VIC14

Price: 318 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (300 000 EUR without fees)

Superb Maison de Maitre with large outbuildings and gardens









ENERGY - DPE

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INFORMATION

Town: Condé-en-Normandie

Department: Calvados

Bed: 3

Bath: 2

Floor: 166 m2

Plot Size: 5816 m2

IN BRIEF

This eye catching Maison de Maitre is located on the edge of a small village close to the towns of Conde sur Noireau and Aunay sur Odon. To the East is the beautiful area of Swiss Normandy with it's stunning landscapes and abundance of outdoor pursuits including hiking, rock climbing, paragliding, golf and kayaking. The chateau and woods of Pontécoulant are a short drive away and the town and Port of Caen are approximately 45 minutes away.

This beautiful property is well presented with new double glazing and central heating throughout, ready to move into!

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.



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LOCAL TAXES

Taxe habitation:

EUR

DESCRIPTION

The front door opens into a hallway, a sitting room with a fire place to the left and kitchen to the right. There is a W.C and a utility room at the end of the hallway which houses the boiler as well as space for washing/tumble dryer machines and a back door which leads out to the side of the property.

On the first floor there are 3 bedrooms, a family bathroom with bath, shower and W.C., as well as a dressing room which could be used as a 4th bedroom or as an office.

There is a large attic providing ample storage space or potential to create more living space.

To the right of the main house is a very large stone building which is currently being used as a garage and workshop space with a small fenced paddock to the side , to the left of the main house is a stone outbuilding that could be renovated; following current building regulations, to create gîtes and holiday accommodation.

A beautiful and elegant property with lots of potential.

OPEN TO OFFERS

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

NOTES