

## Maison de Maitre with large outbuildings, gite to renovate and gardens close to Swiss Normandy



## INFORMATION

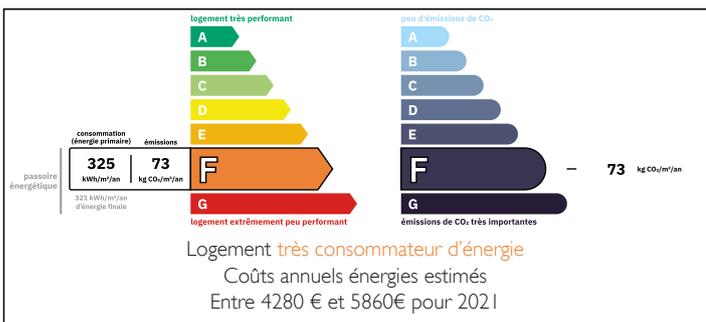
Town:	Condé-en-Normandie
Department:	Calvados
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	5816 m2



## 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!

## 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

The front door opens into a hallway, a sitting room 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 leading out to the side of the property and garden. 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 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 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 sectioned into 2 workshops, a hanger area ideal for parking and or wood storage as well as a building that could be renovated (subject to planning) to create a gîte/guest house and business project.

A beautiful and elegant property with lots of potential.

Many more photos on request.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES