

*** under offer * Secluded and calm house in small hamlet, ready to move in or enjoy for the holidays**



INFORMATION

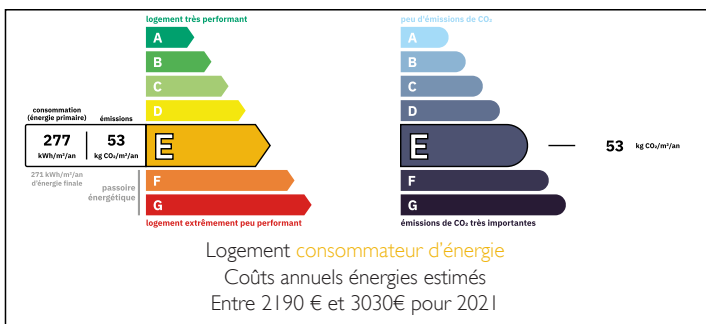
Town:	Sap-en-Auge
Department:	Orne
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	4290 m2

IN BRIEF

Beautiful 2 bedroom character cottage on a 4200m2 plot. A ground floor bedroom for anyone who cannot use stairs, and the second bedroom upstairs, with potential to add a third bedroom, and ensuite. Dining room, laundry, living room. There is plenty of space to enjoy the what the French countryside can offer.

With a beautiful outside terraced area to enjoy French summers. There is also an enclosed pool area that needs regenerating. A property not to miss out on.

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

There is gated access to the property for security, with plenty of private parking space. There are two front doors to enter the house. The first door leads you into a hallway, with plenty of built in cupboard space, and stairs to the first floor. The ground floor is tiled throughout. There is a door on the left that is the ground floor bedroom (11m²). the hallway turns to the right, and there is a laundry/storage room (4m²) that also houses the gas boiler. (1.4T tank underground outside).

Following the hallway around you arrive at a dining room (16m²) that has a woodburner. This is where the second entrance to the cottage is. There is a kitchen next to this (5m²) with gas cooktop. There is access to the living room (12m²) and bathroom (3m²) with shower over bathtub, toilet and handbasin.

On the first floor there is a landing area of 15m². Floating woodfloor throughout. This can be split to form a third bedroom, and an office space. The second bedroom under the eaves is 5m². There is a door off the second bedroom that is a attic space with evacuation in place to install an ensuite bathroom.

There is a separate double carport of 24m² and an workshop shed (17m²) attached to the carport that also has a mezzanine level for additional storage.
-Le Sap is 5 minutes away for post office/boulangerie/restaurant/...

LOCAL TAXES

Taxe foncière: 716 EUR

Taxe habitation: EUR

NOTES