

Character house with huge potential for a B&B gîtes business, ideally located close to Swiss Normandy.



## INFORMATION

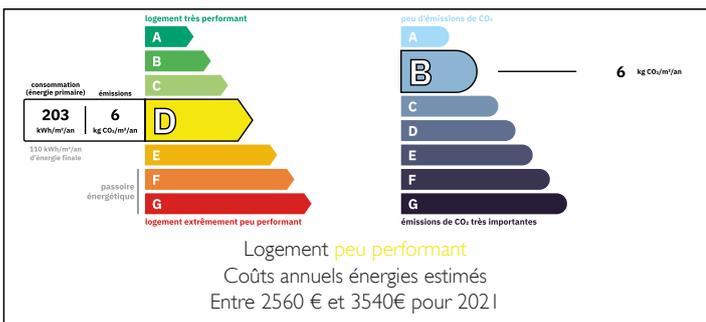
Town:	Condé-en-Normandie
Department:	Calvados
Bed:	5
Bath:	5
Floor:	235 m <sup>2</sup>
Plot Size:	5600 m <sup>2</sup>



## IN BRIEF

A well renovated, character-filled property with outstanding potential, previously run as a B&B and gîte business. As well as being a perfect family home, it also offers private ground-floor annexes—ideal for single-level living for older parents or extended family. Perfectly positioned on the edge of Swiss Normandy, an area of rolling hills and a highly sought-after tourist destination attracting walkers, mountain bikers, horse riders and kayakers, this charming home sits in a peaceful village just outside Condé-sur-Noireau. The Caen ferry port is under an hour away, making it an excellent base for visitors and a superb business opportunity.

## 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.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

The property offers two spacious apartments on the ground floor both have a bedroom, living area, kitchen, bathroom and private entrance. The principle entrance to the owners accommodation is on the first floor with a porch leading into a spacious farmhouse kitchen/diner with a wood burning stove and exposed stone walls and beams. On the same floor is a generous sitting room and a further two bedrooms with an en suite. On the second floor there is a large bedroom, an en suite and a office/music room. Next to this is an attic area which could be converted into a further bedroom or living space.

Outside there is a garage/workshop and a second outbuilding ideal for garden storage/potting shed and workshop tools. There is a wooden cabin in the garden as well as an alfresco living/eating area, a small stream runs through the gardens offering an absolute haven for nature as well as the garden enthusiast.

A truly beautiful house and grounds; many more photos and information 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>