

Character 3-bedroom detached stone house with garden and a barn to renovate in a quiet hamlet near Falaise



## INFORMATION

Town:	Croc
Department:	Calvados
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	909 m2

## IN BRIEF

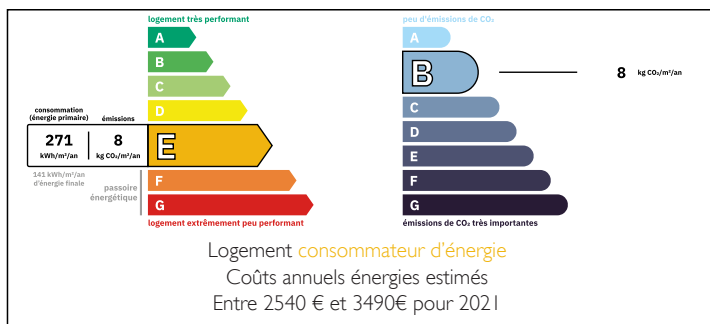
This lovely and nicely renovated stone house is situated in a small hamlet in Calvados, only 15 minutes drive from the market town of Falaise with all amenities and 10 minutes from the village of Trun.

With three bedrooms on the floor including one ensuite with stunning cathedral ceiling. On the ground floor, a beautiful kitchen connect with the living/dining room and its fireplace. The bay windows open on a large patio with its pergola and a barbecue area.

An old barn remains available to be renovated and could become a wonderful Gite complex on two levels. The property is surrounded by a fenced garden of over 1000 m<sup>2</sup>.



## 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

Ground floor: a large living/dining room of approx. 40 m<sup>2</sup> with fireplace (insert) and pellet-burning stove, kitchen of 25 m<sup>2</sup> with island unit, cellar, WC, bathroom (with sink and bath) and a second WC. Wooden staircase leading to the floor.

First floor: a corridor leads to the ensuite master bedroom including a 23-m<sup>2</sup> bedroom with mezzanine and cathedral ceiling, a shower room and a WC, a corridor/landing leads to two bedrooms of 11 m<sup>2</sup> each, a wooden staircase leads to the attic.

The ground floor dining room opens to the outside terrace with its pergola and a barbecue area. The enclosed garden includes two garages and a lean-to. Adjoining the house, a two-storey barn awaiting renovation is currently used as a shed and could be converted into a gite or extra accommodation of approx. 45 m<sup>2</sup> (subject to authorisation).

The historical city of Falaise is less than 15 minutes away with its weekly food market. St-Pierre-en-Auge railway station is 18 minutes away and is connecting Caen, Le Mans and Tours.

The hamlet is also ideally located less than an hour away from cross Channel ferries (Ouistreham) and from Caen airport, Paris is around 2.5 hours drive away.

The property is also less than an hour drive from the sandy beaches and the D-Day historical sites of Normandy.

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