

Stunning house set in small Hamlet. 4 bedrooms.



## INFORMATION

Town:	Noues de Sienne
Department:	Calvados
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	3600 m2

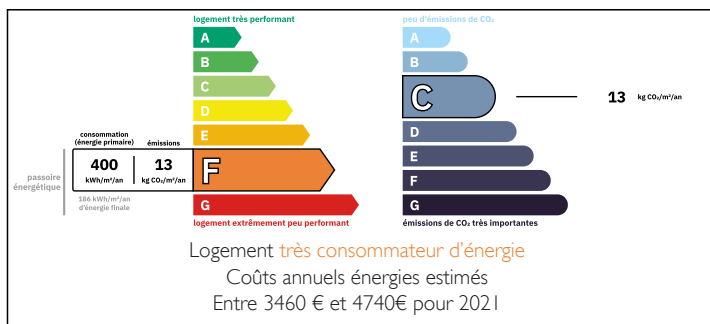
## IN BRIEF

Spacious 4 bedroom property, with scope to extend at one end. Lots of quirky features and great volumes.

Great location, easy access to small town of St Sever with all amenities.



## ENERGY - DPE



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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

Private driveway brings you to the front to the property, with ample parking and seating areas.

The house has lovely flat gardens, with mature planting all round.

Set in a small Hamlet, but not overlooked and with fields to two sides.

The house. Currently in two parts. To the right - laid out as follows -

Enter into spacious Kitchen /dining room. Log burner in the corner. Windows front and back with amazing granite features. Would benefit from addition kitchen units, but fully usable and ready to add your own stamp/taste. W.c. to one side.

Through to a rear lobby/boot room. Leading to large family shower room with w.c. Along the corridor access to L shaped, dual aspect lounge with feature stone walls as well as a separate staircase to the first floor.

First floor -4 bedrooms, one front to back with doorway at front out onto balcony. 3 further bedrooms plus w.c.

Then the left hand side - on the ground floor - a huge room with large arch window, so flooded with light. Suspended wood floor, and lots of beautifully restored stone walls.

Vaulted all the way to the roof, but with a large U-shaped mezzanine, area currently used a gymnasium.

Additional loft space. Plus opportunity to knock through to main house first floor.

The options in this part of the building are vast....Convert into large open plan kitchen/living space. Or Dance studio, Art studio etc Viewing Essential to really appreciate.

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