

**** UNDER OFFER **** Three bedroomed house in Normandy, close to shops & bar, garden with outbuilding



INFORMATION

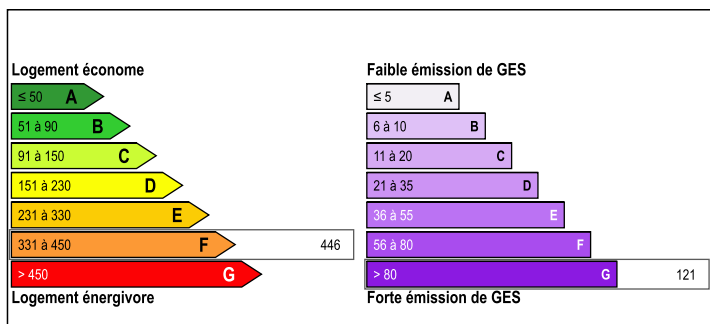
Town:	Noues de Sienne
Department:	Calvados
Bed:	3
Bath:	2
Floor:	58 m2
Plot Size:	367 m2

IN BRIEF

Set in a quiet Norman village with shops and bar within walking distance, this character stone house is in good condition. Two bedrooms are on the same floor as the kitchen and sitting room, the third is on the floor above, accessed by an external staircase. The main floor is accessed via a staircase, the garage and utility room are below on the ground level. It's heated by oil central heating and electric heaters, the property is mostly double-glazed.



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 foncière: 478 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor ;
Entrance to staircase leading to main accommodation
Utility room with central heating boiler
Garage

First floor ;
Sitting/dining room
Kitchen
Two bedrooms
Bathroom with bath, basin and WC
Separate WC and basin

(Second floor)
Bedroom
Shower room with separate WC, has worktop with sink
Seating area

Outside ;
Lawned garden and vegetable plot
Stone outbuilding
Parking space and access to garage

The village of Champ de Boult has a shop and bar, nearby larger towns (10 minutes drive) have further amenities ; supermarket, bars, restaurants, markets, post-office, bank etc. . The railway station at Vire has a regular service to Paris (takes 2hrs), the ferry ports of Cherbourg and Caen are under an hour, as is the airport at Carpiquet.

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