

Beautiful columbage family home with spacious private backyard and magnificent valley views

EXCLUSIVE



## INFORMATION

Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	5
Bath:	3
Floor:	156 m2
Plot Size:	3926 m2

## IN BRIEF

Leggett are pleased to present this enchanting columbage five bedroom home. Open plan living and dining room with large Normandy chimney, and a large bedroom on the ground floor with double French doors leading out to the spacious backyard. Downstairs toilet and separate bathroom.

First floor has four bedrooms, with toilet and separate bathroom and dressing rooms. all connected by a hallway corridor with plenty of windows allowing lots of light and air throughout the house.

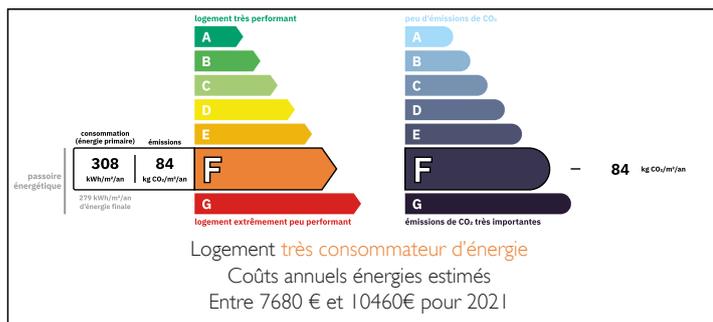
Huge workshop and separate garage provides plenty of storage space, which also holds the fuel tank and boiler system. The backyard has more storage sheds, fruit trees and valley views with a terrace for outdoor bbqs and meals.

The separate granny flat has both independant front

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.

## ENERGY - DPE





## DESCRIPTION

Entering through the main door, you have a living room area with a grand Normandie chimney on the right and a dining room space to the left as a grand open space and tommettes (57m<sup>2</sup>). A hallway leads you past the kitchen (8m<sup>2</sup>) and you have a ground floor bedroom (25m<sup>2</sup>) with double glass french doors to the spacious garden. There is a separate toilet, and bathroom (5m<sup>2</sup>). At the end of the hallway you have access to the storage area (16m<sup>2</sup>) that has separate front access, and houses the oil fuel tank for the central heating (1500L) This then leads into the grand workshop space (40m<sup>2</sup>) that has double door access to the rear garden.

Stairs to the first floor lead you to a hallway that provides access to four bedrooms (17m<sup>2</sup>, 10m<sup>2</sup>, 16m<sup>2</sup> 10m<sup>2</sup>), salle de bain 4m<sup>2</sup> with antechamber 3m<sup>2</sup>. Separate WC with handbasin

The granny flat is tiled through and has internal access, as well as independant front door access and separate rear access direct to backyard. Entrance space is 2m<sup>2</sup>, with studio room 15m<sup>2</sup>, kitchen/utility space 6m<sup>2</sup> and bathroom 5m<sup>2</sup>.

10 minutes to Livarot and amenities/supermarkets, or

12 minutes to Market town of Saint Pierre sur Dives  
30 minutes to Lisieux for train to Paris (around 2 hours to arrive at Gare Saint Lazare)

1 hour to ferry services of Ouistreham (Caen), or Deauville,

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Information about risks to which this property is exposed is available on the...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES