

Under offer - Great village property, ideal lock up and leave

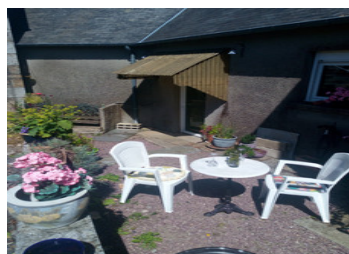


INFORMATION

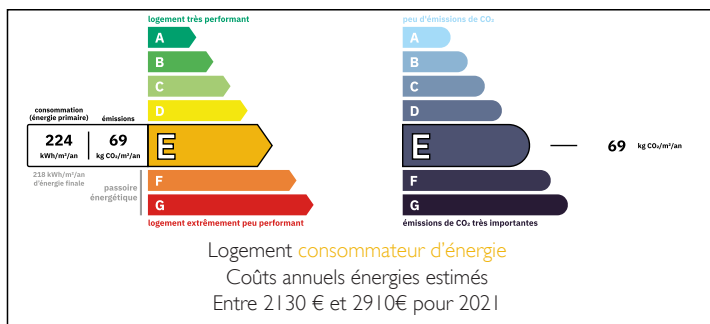
Town:	Noues de Sienne
Department:	Calvados
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Located in small village with shop/ bar, only 10 minutes from Vire.
Surrounded by stunning countryside.



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.



DESCRIPTION

Laid out as follows -

Enter into spacious living room. Space to add log burner if required.

Through to fully fitted kitchen, which then leads through to a quirky shaped room, good ceiling height, currently used as a garden room, but has multiple options.

To one end a separate w.c. plus a shower room. Plus a large cupboard for the oil fired central heating boiler.

Then on to a further space for storage. Which houses the fuel tank.

Upstairs Landing and separate w.c.

Master bedroom to the front of the house, smaller double to the rear.

Access to the loft space.

Outside + parking at front and spacious patio to the rear.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES