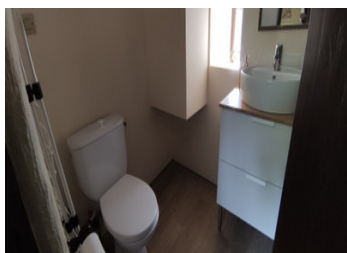


Under offer -Spacious Cottage with lovely views. Currently 2/3 bedrooms, + outbuilding offering a project.

EXCLUSIVE



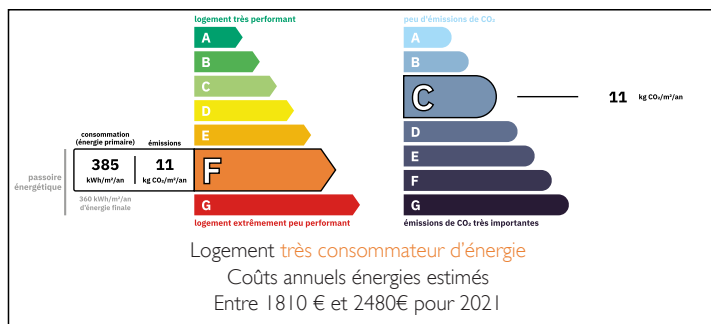
INFORMATION

Town:	Noues de Sienne
Department:	Calvados
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	2000 m2

IN BRIEF

Nestled in the countryside in a small hamlet of 3 houses. Very peaceful and yet walking distance to nearby village with bar/restaurant. Well placed for Normandy & Brittany alike.

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

To the side a lovely porch area and entrance lobby, which opens up into a good size lounge, with log burner - really lovely and full of character.

Opens up into a good size lounge, with log burner - really lovely and full of character. Off of here there is the kitchen/dining room, fully equipped with access to the back garden. Leading through to spacious utility room/2nd kitchen, plus separate cloakroom and then through to a large garage.

Upstairs - Huge open plan room one end. Other end has 2 bedrooms, 1 en-suite and a separate family bathroom.

Outside - is simply stunning, bordered by the river, and surrounded by trees....your own little peaceful haven. Plus the outbuilding which can either be used for storage or converted (subject to planning).

LOCAL TAXES

Taxe habitation: EUR

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

NOTES