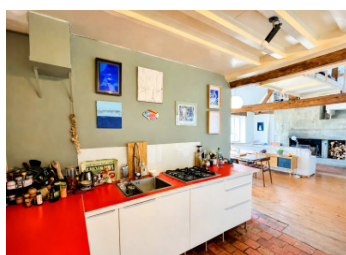
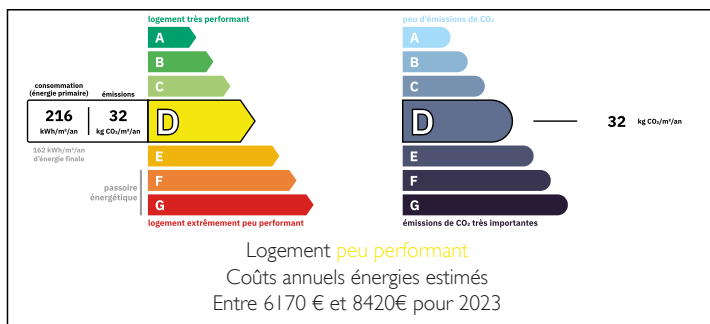


**OFFER ACCEPTED - Character stone farmhouse with 2 dwellings, outbuildings & 2,500 m Land – Normandy, France**



## ENERGY - DPE



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Pierre-en-Auge |
| Department: | Calvados             |
| Bed:        | 6                    |
| Bath:       | 3                    |
| Floor:      | 242 m2               |
| Plot Size:  | 2526 m2              |

## IN BRIEF

Looking for space, charm and investment potential in Normandy? This traditional stone farmhouse offers two independent dwellings, extensive outbuildings and an enclosed plot of approx. 2,500 m².

The main house (4 beds) features a stylish loft/Bauhaus design, a stunning cathedral-ceiling living room with fireplace and 4 bedrooms.

The second house (2 beds) requires renovation—ideal for a gîte, rental or guest accommodation project.

Numerous outbuildings include a cider press, large garage, summer kitchen, cellar, sheepfold and stone outbuilding to renovate.

Located just 5 minutes from the market town of Saint-Pierre-sur-Dives, with shops, train station and easy access to Caen, Lisieux and the Normandy

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: 2427 EUR**

## NOTES

## DESCRIPTION

OFFER ACCEPTED - Tastefully renovated, this bright and spacious home combines modern design with original character features.

MAIN HOUSE - 4 beds - 143 m<sup>2</sup> (Loft / Bauhaus Style Renovation)

Ground / First Level:

Entrance hall

Separate WC

Bathroom with bathtub & double sinks

Open-plan fitted kitchen

Impressive cathedral-ceiling living/dining room (41.6 m<sup>2</sup>) with fireplace

Bedroom

Upper Level:

Large mezzanine (30.5 m<sup>2</sup>) with sleeping area

Walkways & landing

2 additional bedrooms

Shower room with WC

Ideal as a primary residence or stylish holiday home in France. Ready to live into.

SECOND HOUSE – 2 beds - 99 m<sup>2</sup> (to renovate)

Ideal for multi-generational living or an opportunity to create a guest house, gîte or rental property.

- Large living room (54 m<sup>2</sup>) with stone fireplace
- Open kitchen
- 2 bedrooms
- Shower room with WC
- Convertible attic across full footprint (great ceiling height)

Excellent value-add renovation project

## OUTBUILDINGS & ADDITIONAL SPACES

Extensive outbuildings offering huge potential for development: