

Perfect 'Family' sized, lock up and leave, or ideal as a 'Permanent' home.

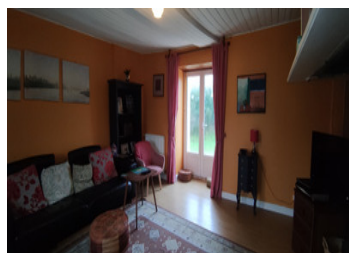


## INFORMATION

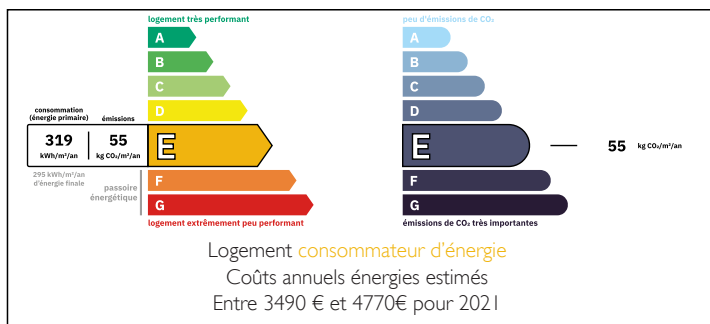
Town:	Noues de Sienne
Department:	Calvados
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	730 m2

## IN BRIEF

3 bedroom, spacious detached village property.

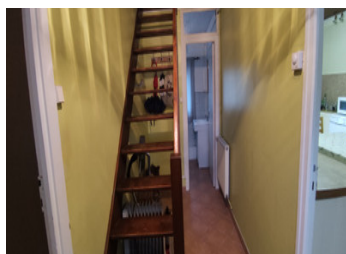
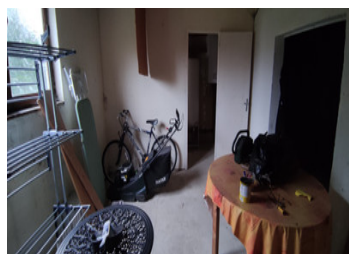


## ENERGY - DPE



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

### Description

Located at the edge of a small village, and only a short distance to small town with all amenities, plus walks through the forest of St Sever.

Laid out as follows - Entrance lobby, with cloakroom/toilet to the rear. To the left, Lounge with fireplace and log-burner, patio doors to outside.

To the right a spacious kitchen/dining room, again with doors leading out to rear garden.

Also on this level a double bedroom.

Upstairs - huge landing area, which has room for reading area or small study. Two really good size double bedrooms aswell as a family bathroom.

To the rear of the property, is another space, used for storage and also houses boiler and a utility room.

Garden to front and rear, plus ample parking.

Benefitting from newly fitted Fosse.

-----

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