

House 93 m2. 3 bedrooms, 1 living room, 1 kitchen, 1 shower room, 1 veranda, 1 basement. Land of 620m2.

EXCLUSIVE



## INFORMATION

Town:	Giberville
Department:	Calvados
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	621 m2

## IN BRIEF

93m2 house located in the commune of Giberville, close to all amenities. Set on a 620m2 plot, this single-storey house comprises:

- entrance hall
- fitted kitchen
- living room
- a shower room
- 3 bedrooms

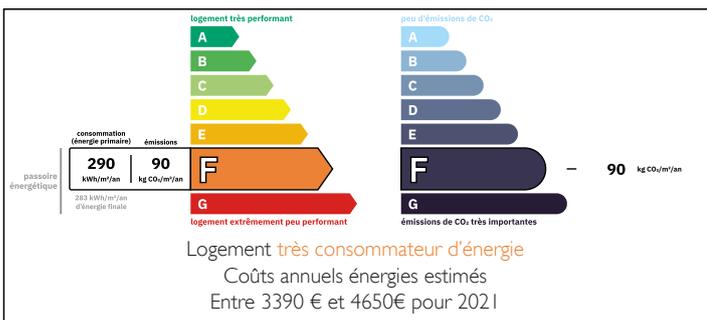
A 23 m2 heated veranda at the rear of the house completes the first floor.

The 70m2 basement comprises a garage, a laundry room housing the boiler, a room that can be used as a bedroom, and a storage area.

Low-energy oil-fired boiler from 2011 and roof from 2013.



## ENERGY - DPE



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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

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Some modernization work required.

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

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES