

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

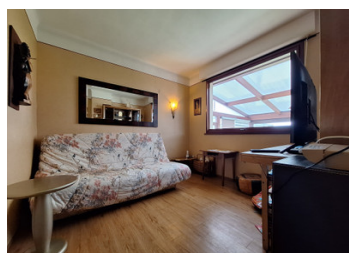
93m2 house located in the commune of Giberville, close to all amenities. Set on a 620m2 plot, this single-storey house comprises:

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

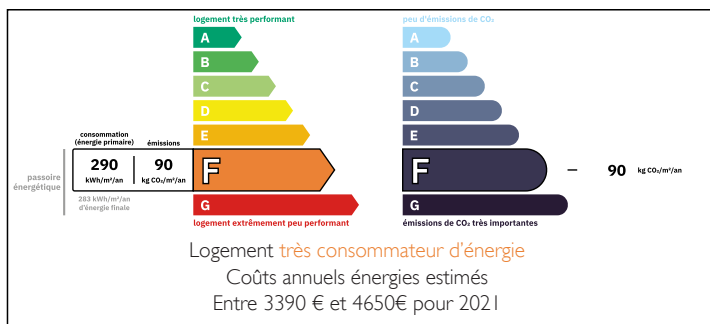
A 23 m2 heated veranda at the rear of the house completes the first floor.

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



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

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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