

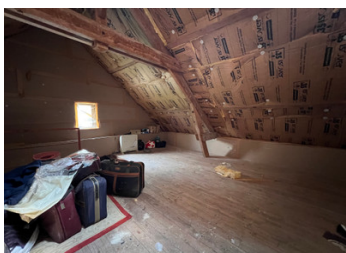
2 bedroom village house with garden and garage, in a pretty village close to the area of Swiss Normandy.

EXCLUSIVE



## INFORMATION

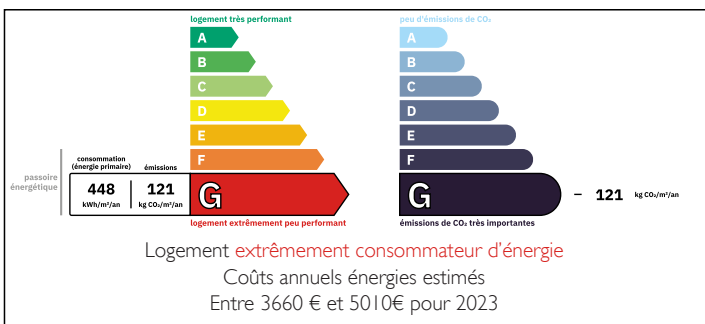
Town:	Condé-en-Normandie
Department:	Calvados
Bed:	2
Bath:	0
Floor:	68 m <sup>2</sup>
Plot Size:	800 m <sup>2</sup>



## IN BRIEF

This small village house is located in the centre of a village close to the town of Condé-sur-Noireau. It is a detached property, with a separate garage and a good-sized garden. The house offers plenty of potential, with a spacious attic that could be converted into an additional bedroom, as well as an adjoining small barn.

## 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

Located in a pretty village close to the beautiful Swiss Normandy region, this detached house offers great potential for renovation. Currently, the ground floor features a kitchen and dining room, a sitting room and WC. Upstairs, there are two bedrooms and a bathroom, the attic provides ideal space to create a third bedroom.

The property also includes an attached small barn currently used as a boiler room and storage area, a good-sized garden, and a garage located at the bottom of the garden.

The house will need a complete renovation, all services are in place as well as central heating throughout the house.

The closest town is Condé-sur-Noireau with all amenities and is under an hour from the port of Caen, making it an ideal holiday home.

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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 habitation:

EUR

## NOTES