

## TRADITIONAL HOUSE | 30M2, | KITCHEN, | LOUNGE, 3 BEDROOMS | BATHROOM ON A PLOT OF 795M2



## INFORMATION

Town:	Saint-Pierre-du-Jonquet
Department:	Calvados
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	795 m2



## IN BRIEF

Situated just 2.5km from Argences, 10 minutes from Troarn and 20 minutes from the beaches, this charming, traditionally-built house offers country living yet close to all amenities.

On the ground floor:

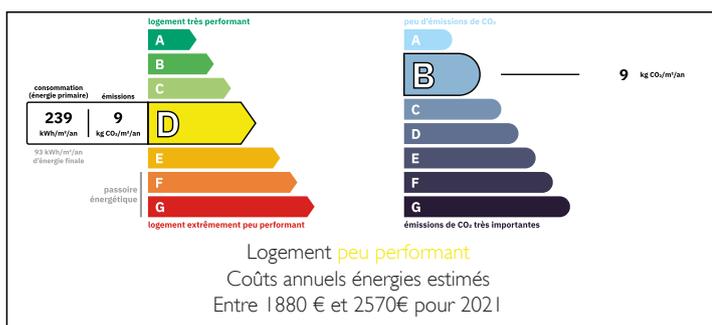
- a 29m2 wooden veranda with double glazing
- a 20m2 fitted kitchen with flue for a wood-burning stove
- a 38m2 living room with fireplace and wood burner and exposed beams
- a wc

First floor: a

- a landing
- 3 bedrooms of 12.5m2/12M2/5M2
- a bathroom

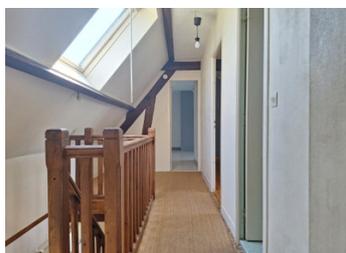
Outside, in a pretty enclosed garden planted with trees:

## 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

Situated just 2.5km from Argences, 10 minutes from Troarn and 20 minutes from the beaches, this charming, traditionally-built house offers country living yet close to all amenities.

On the ground floor:

- a 29m<sup>2</sup> wooden veranda with double glazing
- a 20m<sup>2</sup> fitted kitchen with flue for a wood-burning stove
- a 38m<sup>2</sup> living room with fireplace and wood burner and exposed beams
- a wc

First floor: a

- a landing
- 3 bedrooms of 12.5m<sup>2</sup>/12M<sup>2</sup>/5M<sup>2</sup>
- a bathroom

## LOCAL TAXES

**Taxe foncière: 780 EUR**

**Taxe habitation: EUR**

Outside, in a pretty enclosed garden planted with trees:

- an outbuilding with electricity that could be used as a utility room or other room
- a 20m<sup>2</sup> wood shed
- a pretty wooden shed

Some renovation work is 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>

## NOTES