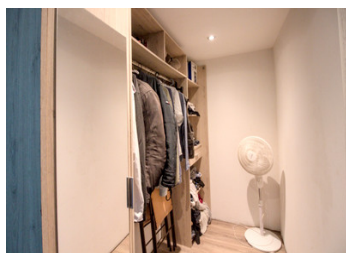
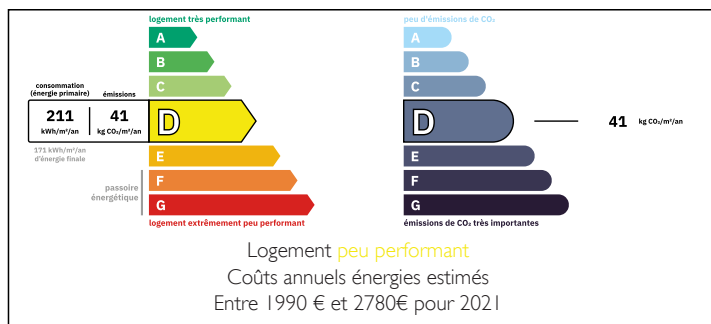


**** UNDER OFFER ****

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Subles
Department:	Calvados
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	1867 m2

IN BRIEF

In the heart of a village with amenities, this house offers spacious rooms and numerous outbuildings. On the ground floor: entrance hall with separate WC, large living room opening onto the kitchen, bedroom with dressing room, bathroom with corner bath and walk-in shower. Upstairs, an additional bedroom with staircase under construction. Outside, a large gravel courtyard ideal for parking or a terrace, several outbuildings, a garage with boiler room and workshop, as well as a large adjoining plot of land, completely flat, perfect for a vegetable garden, animals or a leisure area. A village property with definite potential, to be personalised according to your wishes.

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

This village house combines charm, space and potential for development. Located in a convenient setting with neighbours and access to amenities, it offers an ideal setting for a family or secondary project.

The ground floor consists of an entrance hall with separate WC, a large, bright living room with dining area and open-plan kitchen, the real heart of the house. There is also a bedroom with a dressing room and a modern bathroom with a corner bath and an open walk-in shower.

Upstairs, there is an additional bedroom, accessible via a staircase currently under construction, leaving the possibility of future conversion according to your needs.

The exterior has a major advantage: a large, easy-to-maintain gravel courtyard, offering space to park several vehicles or create a convivial terrace. Several adjoining outbuildings complete the property, ideal for storage or for developing personal projects. The spacious garage includes a boiler room and a workshop, perfect for DIY enthusiasts.

A large, flat adjoining plot extends the property. Completely open and usable, it offers many possibilities: a vegetable garden, a children's play area, space for animals or even an outdoor recreation area.

This house is a great opportunity for buyers looking for a property to personalise, offering a balance between village life, indoor comfort and outdoor space. Its layout and outbuildings allow for a variety of projects, whether as a main residence, a family holiday home or a rental investment.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe foncière: 781 EUR

Taxe habitation: EUR

NOTES