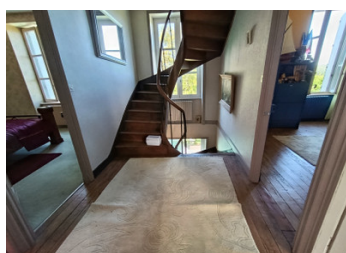
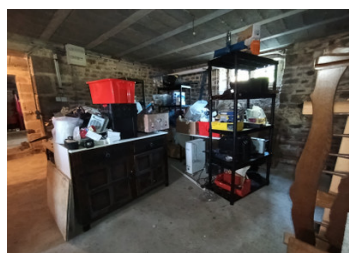


Imposing four bedroomed house in the heart of the village.

EXCLUSIVE



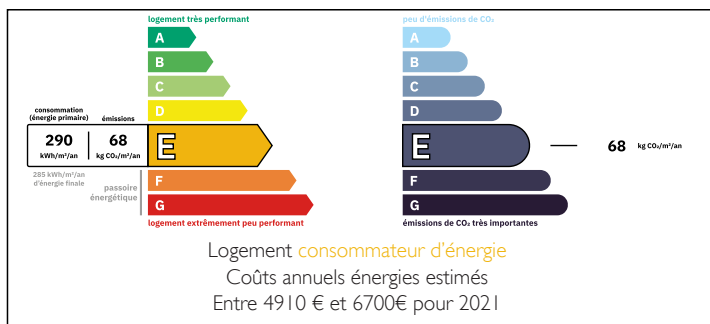
## INFORMATION

Town:	Noues de Sienne
Department:	Calvados
Bed:	4
Bath:	1
Floor:	167 m2
Plot Size:	2396 m2

## IN BRIEF

The house has nine rooms in total across two floors plus an extremely spacious cellar and wine cave, and not forgetting the huge loft space that could be converted.

## 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

Enter from the front steps into the very light and spacious hallway.

To the left a good size kitchen/breakfast room, with fully fitted units and appliances.

There are then two reception rooms. The first a living room and dining room, which features a unique granite fireplace and stunning log burner. High ceilings and original features retained throughout, yet a real homely feeling exudes.

The second reception room is ideal as a cosy sitting room or downstairs bedroom.

The first floor has four large bedrooms plus a central family bathroom.

The second floor currently the loft space but could easily be converted to make additional rooms.

The basement has access to outside from the side of the house. Divided into 3 sections, to be used as you choose, but great for storage, wine cave etc. Also, houses the central heating boiler etc.

As well as the main house there is a very large double garage/workshop, plus old outbuilding.

Situated in Calvados between St Sever and Vire approx. On the edge of the stunning Forest. Perfectly located to access the very best of what Normandy offers.

Gardens are lovely. Mature planting, gravelled are for plenty of parking aswell as access to the rear and the garage.

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