

2/3 bedroom "longère" stone house with annexe, garage and land; close to the village of St Martin des Besaces.

EXCLUSIVE



INFORMATION

Town:	Soulevre en Bocage
Department:	Calvados
Bed:	2
Bath:	3
Floor:	100 m2
Plot Size:	9400 m2

IN BRIEF

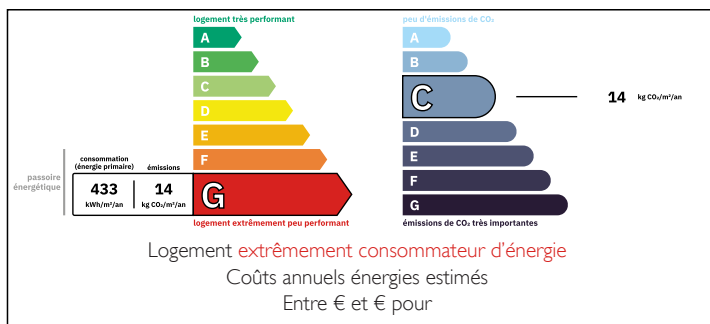
This charming cottage is located just outside the village of Saint Martin des Besaces, with easy access to the A84 and the port of Caen reachable in under an hour.

The main house is a single-storey property with a longère-style layout, offering all main rooms across the ground floor.

There is a separate annexe, suitable for use as a gîte, bed and breakfast, or accommodation for visiting family and friends. There is a large garage/workshop space as well as a field to the rear of the property of approximately 8000 M2.



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

The property has a practical ground floor layout, with a large kitchen featuring a fireplace and wood-burning stove at its centre; to the left of the kitchen is an office or small bedroom, a bathroom with WC, a utility room, and a separate shower room, while to the right is a sitting room with a second wood-burning stove and the main bedroom. The annexe is accessed via external stairs and comprises a living room, bedroom, and shower room on the first floor. There is also access to the rest of the attic space, which runs the length of the property and could be converted subject to the necessary permissions.

Outside, there is a large wooden garage and a spacious field located to the rear of the house, with an additional area of garden situated on the opposite side of the country lane.

Many more photos on request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 580 EUR

Taxe habitation: EUR

NOTES