

## 3-4 bedroom Traditional Colombage in the Heart of the Pays d'Auge – Gacé



## INFORMATION

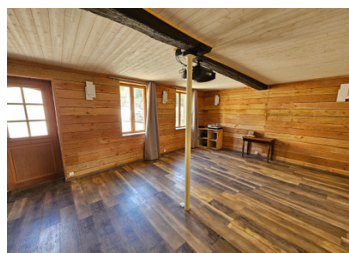
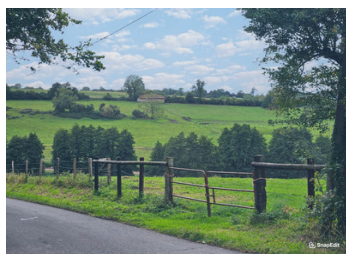
Town:	Gacé
Department:	Orne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	690 m2

## IN BRIEF

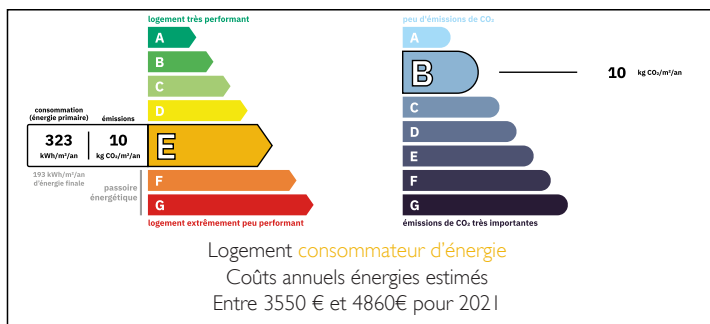
Tucked away in a peaceful hamlet near Gacé, this delightful traditional colombage home offers the perfect blend of character, comfort, and countryside charm. Set in the picturesque Pays d'Auge region, this property is ideal for those seeking an authentic Norman retreat.

Inside, you'll find three well-proportioned bedrooms, a cozy wood burner, and a modern pellet burner, making the home warm and welcoming year-round. Movie lovers will appreciate the built-in cinema projector, perfect for creating your own home theatre experience.

With stunning panoramic views over the surrounding countryside, this home offers true rural tranquility. It is immediately habitable, yet also presents exciting renovation potential to increase the living space to suit your needs and vision.



## 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

### Ground Floor

Open plan kitchen and dining room 39m2  
Games room 25m2 ( or 4th bedroom)  
Laundry/utility room with WC 7m2  
Living room with projector 38m2  
Bathroom with WC 3m2  
Bedroom 13m2

### 1st Floor

Landing 7m2  
Attic to renovate 72m2  
Two bedrooms 10m2 & 13m2

### Exterior

Terrace 50m2  
Garage 49m2  
Three cellars 27m2, 19m2 & 13m2

Gace for shops/restuarants/post office 7.6kms  
Access to motorway A28 9.8kms  
Argentan for hypermarkets and train station to Paris 23kms  
Caen ferry services 87kms

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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 foncière: 604 EUR**

**Taxe habitation: EUR**

## NOTES