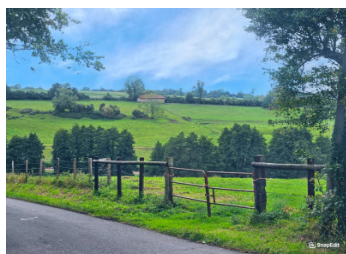


3-4 bedroom Traditional Colombage in the Heart of the Pays d'Auge – Gacé



INFORMATION

Town:	Gacé
Department:	Orne
Bed:	3
Bath:	1
Floor:	150 m ²
Plot Size:	690 m ²



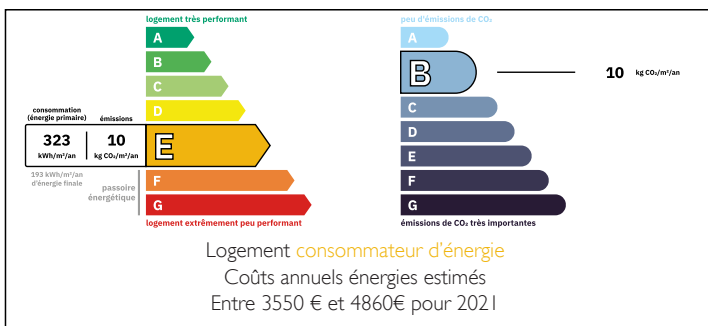
IN BRIEF

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

Gate 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

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