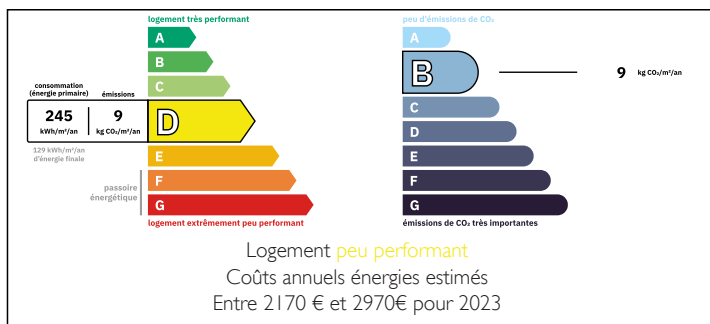


Beautiful renovated Normandy stone cottage with outbuilding, pond & 2,000 m garden



ENERGY - DPE



INFORMATION

Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	2
Bath:	2
Floor:	100 m ²
Plot Size:	2000 m ²

IN BRIEF

Just two minutes from the popular market town of Saint-Pierre-sur-Dives, this beautifully renovated Normandy stone property offers approximately 100 m² of living space in a peaceful, countryside setting.

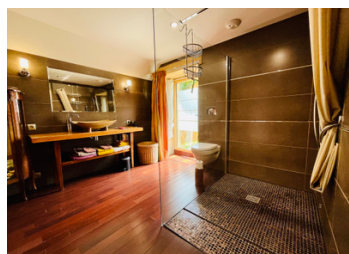
The house features a bright kitchen/dining room, a cosy living room with an original stone fireplace, a heated conservatory overlooking the garden, two bedrooms including a master suite with en-suite shower room, and a second shower room.

A perfect lock up and leave, ready to move into.

Set within over 2,000 m² of landscaped grounds with a picturesque pond, the property also benefits from a substantial stone outbuilding (former stable) offering excellent conversion potential. Currently operated as a successful holiday cottage, it would equally suit a permanent residence or an idyllic second home.

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.



NOTES

DESCRIPTION

Located just a short drive from the charming market town of Saint-Pierre-sur-Dives, this attractive stone cottage has been thoughtfully renovated throughout, combining authentic Norman character with modern comfort.

A flint-paved courtyard provides convenient parking beside the house, while the south-east facing exotic hardwood terrace enjoys complete privacy and lovely views over the mature gardens and ornamental pond, shaded by a magnificent weeping willow.

Originally an agricultural outbuilding, the property has been transformed into a comfortable and welcoming home of approximately 100 m².

GROUND FLOOR:

- Open-plan fitted kitchen with central island and dining area (18 m²)
- Living room with original Augeron fireplace (17 m²)
- Heated conservatory (17.5 m²) opening onto the terrace and garden
- Shower room with WC
- Utility area

FIRST FLOOR:

Landing leading to:

- Master bedroom with en-suite shower room (walk-in shower, basin and WC)
- Second double bedroom (14 m²)

The spacious attic extends over the entire house and offers exciting potential for additional accommodation, subject to the necessary permissions.

OUTSIDE

The beautifully landscaped grounds extend to over 2,000 m² and include mature trees, colourful planting and a delightful ornamental pond, creating a peaceful