

House measuring 126m², comprising 1 kitchen, 1 living room, 3 bedrooms, 2 bathrooms and a full basement. Plot



INFORMATION

Town:	Giberville
Department:	Calvados
Bed:	3
Bath:	2
Floor:	126 m ²
Plot Size:	976 m ²



IN BRIEF

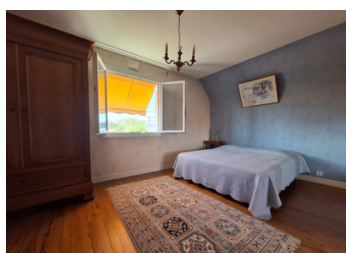
This beautifully built house, set on a generous plot of 976m², comprises a 23m² kitchen that can be opened up to the 27m² living/dining room. A 17m² bedroom, a shower room and a separate toilet complete the ground floor.



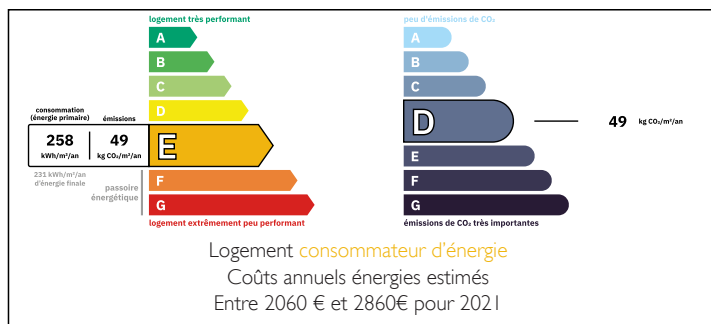
Upstairs, there are two lovely bedrooms measuring 20 and 15m², as well as a 10m² bathroom.

Other highlights of this property:

- full basement
- recently upgraded electrical system
- PVC window frames
- alarm system
- lovely, secluded garden at the rear of the house
- all amenities within walking distance.



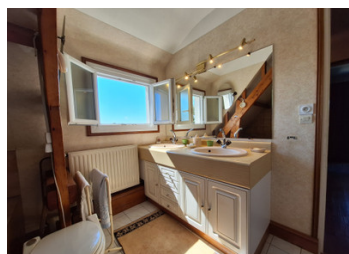
ENERGY - DPE



This house has always been well maintained, hence its excellent condition, and is just waiting to be redecorated and modernised!!!

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

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LOCAL TAXES

Taxe foncière: 1600 EUR

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Translated with DeepL.com (free version)

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

NOTES