

Pretty stone house for renovation, with garden. Ideal holiday home or permanent residence!

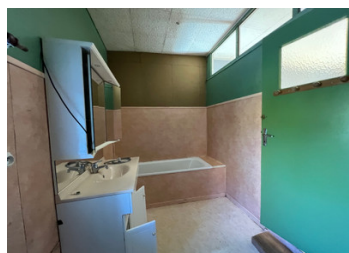


## INFORMATION

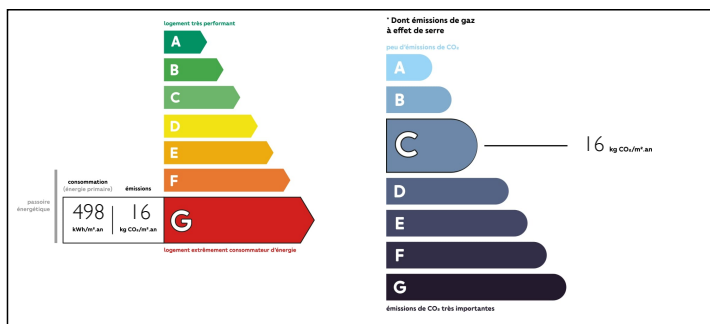
|             |                |
|-------------|----------------|
| Town:       | Champ-du-Boult |
| Department: | Calvados       |
| Bed:        | 1              |
| Bath:       | 1              |
| Floor:      | 53.8 m2        |
| Plot Size:  | 2717 m2        |

## IN BRIEF

This house is in need of internal renovation but is in basic habitable condition with a good roof! It is surrounded by its own land of just under half an acre of land, with orchard and hangar with attached small barn. Situated in a pretty hamlet with lovely views



## 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

On the ground floor:-

Kitchen and dining area

Living room with fireplace

Bedroom

Bathroom with WC

Attached cellar - ideal for conversion into habitable space

Attic for conversion

Garden

Well

Hangar with attached small stone animal house.

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

## NOTES