

Energy efficient, beautifully restored longere with further development potential near the popular Swiss Normandy town of Pont D'Ouilly



INFORMATION

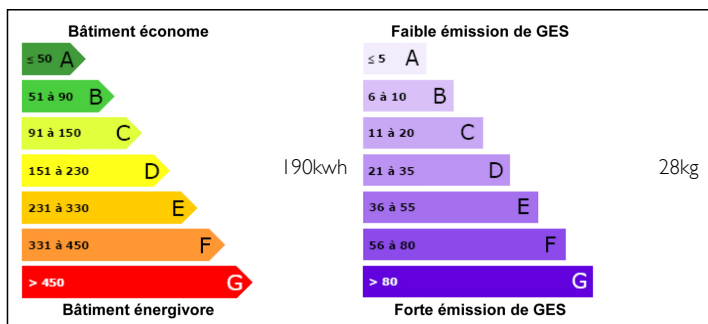
Town:	Pont d'Ouilly
Department:	Calvados
Bed:	2
Bath:	1
Floor:	180 m ²
Plot Size:	7900 m ²



IN BRIEF

Great gite and B&B potential with this character stone property in two acres located at the end of a small lane, in beautiful countryside within a short drive of Pont d'Ouilly's sport and outdoor activity centre, bars and restaurants. Cross Channel ferries and Normandy beaches are 45 minutes away.

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

The longere is on three floors with all the accommodation on the first floor and accessed via external stairs leading to a small balcony. There are many rooms on the ground floor which could convert into a self-contained gite if desired and a huge attic ripe for development.

The house is very light and airy with good insulation throughout. It is fitted with doubled glazed windows and is heated by a very efficient wood pellet boiler that was installed in 2014 and is still under guarantee. The water is heated separately by a thermo-dynamic boiler.

The ground floor comprises of:

- Boiler room, 22 m² with one window and double doors
- Workshop, 14.5 m² with stable doors
- Storeroom 1, 12 m² with stable doors
- Storeroom 2, 11.5 m² with stable doors
- Garage, 26.5 m²
- Wood-store, 17 m² with window

The first floor includes:

- Kitchen /diner, 23 m² with tiled floor, dual aspect room with two windows offering views over fields at the back and garden at the front, two attractive stone feature walls. Fitted kitchen cupboards, induction hob with extractor hood.
- Bedroom 1, 13 m³ with parquet floor and two corner windows, leading to:
 - Dressing room, 6.5 m² with one window and fitted cupboards
 - Sitting room, 20 m² with parquet floor and a large arched window, doors to:
 - WC
 - Shower room, 6.3 m² tiled room with a shower and washbasin.
- Bedroom 2, this is a large room with unrealised potential. It...

LOCAL TAXES

Taxe foncière:

600 EUR

NOTES