

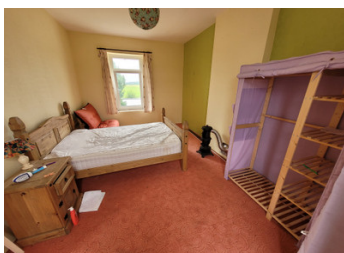
"UNDER OFFER" Country house, three bedrooms, two bathrooms. With land. *Internal renovations to finish.

EXCLUSIVE



INFORMATION

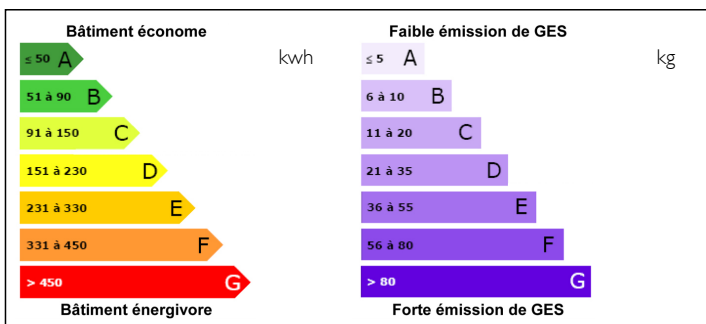
Town:	Saint-Germain-du-Pert
Department:	Calvados
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	3482 m2



IN BRIEF

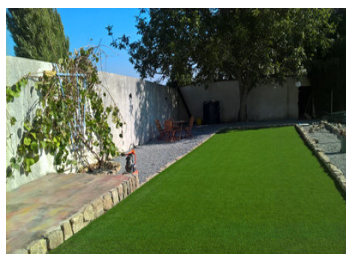
Perfect for a gite for the 80th anniversary and beyond. Country semi-detached house, three bedrooms, two bathrooms. Nearly an acre of land with beautiful views over the Marias to the Chateau. Semi-detached and not overlooked. Outbuildings. Ideally located with D Day beaches and monuments close by. Easy access to amenities and the Ferry ports. SNCF to Paris at 15 mins. Double glazing throughout, works to finish internally. Developable loft. Interior works to finish.

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 property requires internal works to be finished. The windows have been replaced with double glazing, upto 90% and the remaining windows are in the house. There are numerous renovation materials included in the sale. The project has fallen behind due to ill health and we're looking for someone to take up the opportunity and have a lovely house when finished.

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

NOTES