

Under Offer - Detached stone town house to be renovated.



INFORMATION

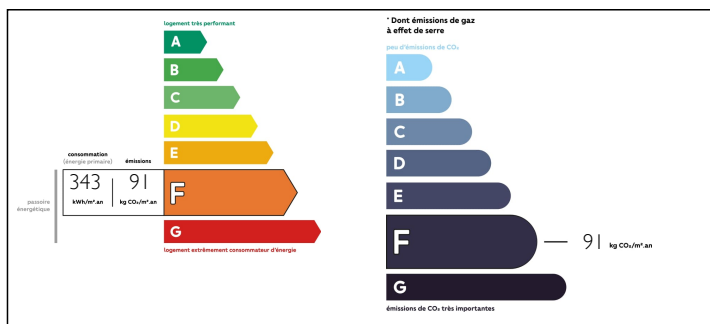
Town:	Noues de Sienne
Department:	Calvados
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	591 m2

IN BRIEF

Amazing opportunity to purchase this imposing town property.



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

Enter on the ground floor into a spacious lounge/dining room, leading through to a small kitchen at the rear.

Additional access to rear lobby, with door out to garden. Access to staircase to both the basement and 1st floor.

Basement - currently boarded up, but does have a door to outside via a couple of steps. Good area to use as storage.

1st floor - two rooms, one with old fireplace.

2nd floor - again two rooms, one with fireplace. Plus a separate w.c.

Access to loft space.

Unfortunately, the property has not been lived in for some time, and there has been water damage, mainly via the chimney.

A lot of work, but could make a stunning family home.

Outside - garden to the rear aswell as the huge garage.

All amenities on the doorstep, in this lovely small town.

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

NOTES