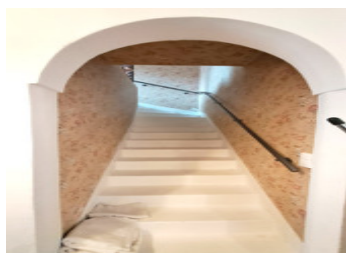
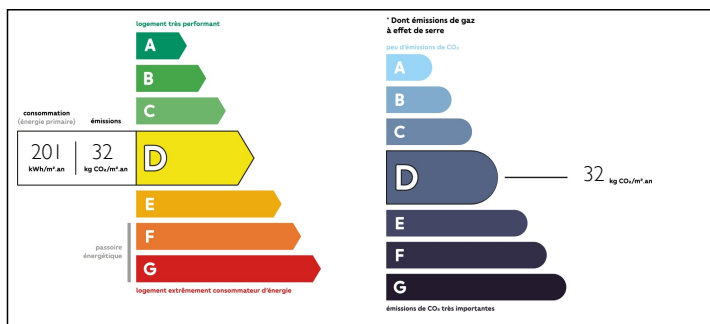


A superb town house for a family near the fabulous Suisse Normandie Aquatic/ Equestrian centre at Clecy.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Condé-en-Normandie
Department:	Calvados
Bed:	4
Bath:	1
Floor:	125.25 m2
Plot Size:	344 m2

IN BRIEF

Don't waste time, come to view this one soon - It is a great price and location for this family home in the town of Conde en Normandie, with all services and reputed schools. It is a very spacious house and would suit a growing family, updated by the vendor with new double glazing, plumbing, electricity, and a new kitchen. Refresh colours to your own taste and it's ready to move in. A delightful, colourful and well maintained garden to be envied is overlooked by a terrace from the first floor bedrooms giving panoramic views. Gas fuelled central heating and all ready for a purchase. It's ready to go.

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

A stone built house with a slate roof comprising:-
On the ground floor; entrance, living room with fireplace, fitted kitchen, WC, utility room, study/ bedroom.

On the ground floor; entrance, living room with fireplace, fitted kitchen, WC, utility room.

On the first floor; three bedrooms, bathroom, separate WC, landing with a terrace of bedrooms 2 and 3 on the ground floor.

Gas central heating.

Cellar and garage attached.

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

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES