

Fabulous Isolation, a dream location for artists and nature lovers. An idyllic paradise.

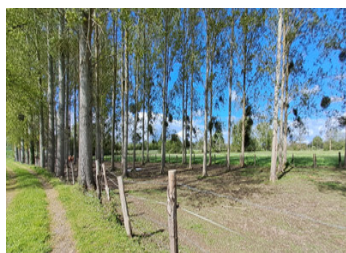


## INFORMATION

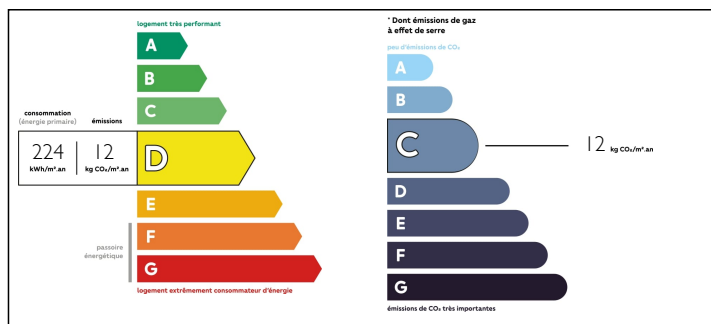
Town:	Caligny
Department:	Orne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	8109 m2

## IN BRIEF

A unique property with credentials, a family home for over 30 years, situated in a totally unique location near the river Noireau. An unmissable property, which benefits from a state of the art air source heat pump installation.



## 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

A stone-built, slate-roofed house.

Ground floor: living room with fireplace, kitchen, boiler room, cellar, WC and bathroom.

First floor: 4 bedrooms and a WC with attic above.

There is a garage and separate small outbuilding being an ancient apple press to restore.

A Courtyard to the side of the house, land, a poplar grove, a millstream and a long access road.

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

## LOCAL TAXES

Taxe foncière: **649 EUR**

## NOTES