

Pretty three bedroomed stone house in a hamlet walking distance to village amenities!

EXCLUSIVE



## INFORMATION

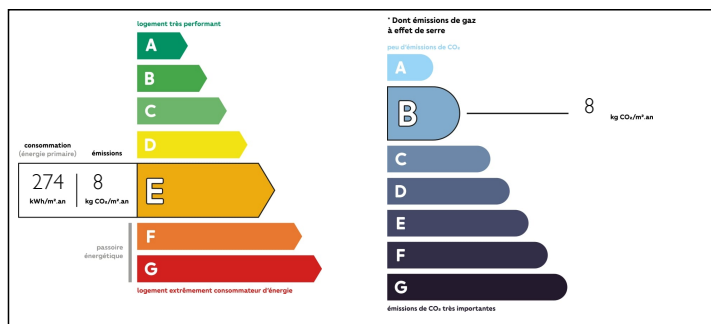
Town:	Le Gast
Department:	Calvados
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	2351 m2

## IN BRIEF

Lovely country cottage in a hamlet, renovated over the years and in good condition throughout, also benefitting from a ground floor bedroom with ensuite! Perfect holiday home or primary residence!



## 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

Presently arranged as follows:-

On the ground floor:-

Kitchen with dining room and traditional stone fireplace with wood-burning stove.

Living room with direct access to the gardens.

Family bathroom

Bedroom with dual aspect views and ensuite shower room with WC

On the first floor two double bedrooms

Mezzanine

The gardens surround the property and are mostly laid to lawn also with a well! Garage, Wood store  
The property is available fully furnished.

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

## NOTES