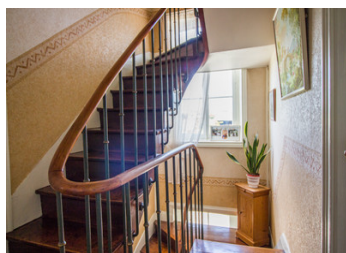
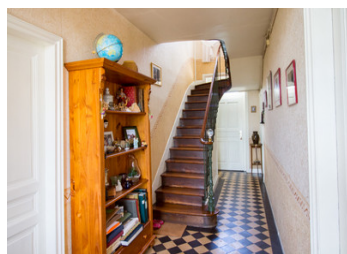


Beautiful maison de maître, 4 bedrooms, rural setting with garden. Central heating. Outbuildings. Shops 5 min.



INFORMATION

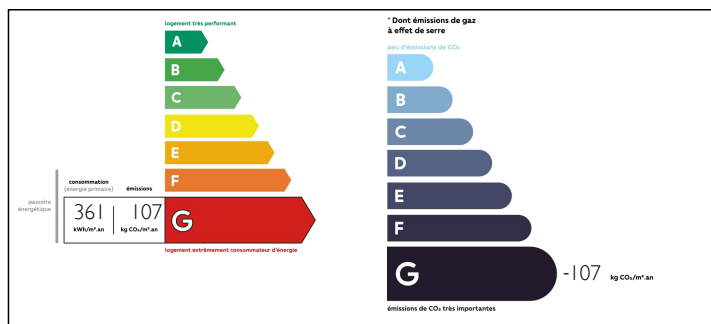
Town:	Sainte-Marguerite-d'Elle
Department:	Calvados
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	3343 m2



IN BRIEF

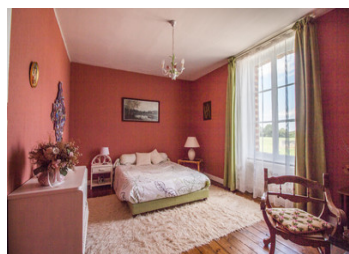
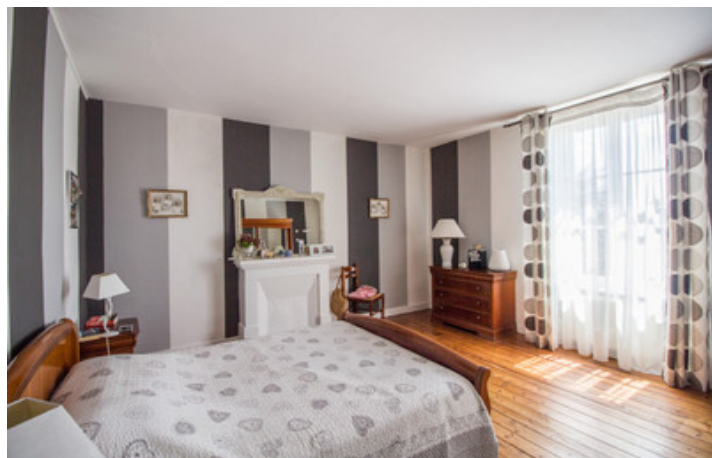
A gorgeous stone house with a large garden and outbuildings. Not overlooked and with a lovely panoramic view, private parking and garage, this renovated 4-bedroomed house has an oil-fired central heating system. There's a large stone outbuilding in the grounds which could be converted. The garden is easily maintained, and has a vegetable plot and fruit trees.

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

Ground floor -
Dining room
Small storeroom
Kitchen/breakfast room
Small sitting room with woodburner
Utility room and laundry – door to outside
Shower room with shower, basin and WC

First floor -
4 bedrooms
Bathroom with bath, basin and WC

Second floor -
Floor-boarded attic space with insulation

Oil-fired central heating

Outside – Garage with central heating boiler and oil tank. Large stone outbuilding. Gardens with lawn, shrubs and trees, vegetable plot. Private parking area.

Shops and services in the local village are a 5 minute drive. The bustling county town of St Lo is 15 minutes which has a regular rail service to Paris, D-day beaches and ferry ports approx 45 minutes

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

LOCAL TAXES

Taxe foncière: 1095 EUR

NOTES