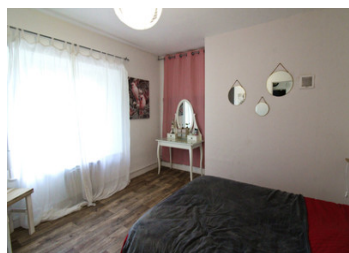


Charming 3-bedroom stone house on 731 m of land with existing and successful separate gîte - instant income.



## INFORMATION

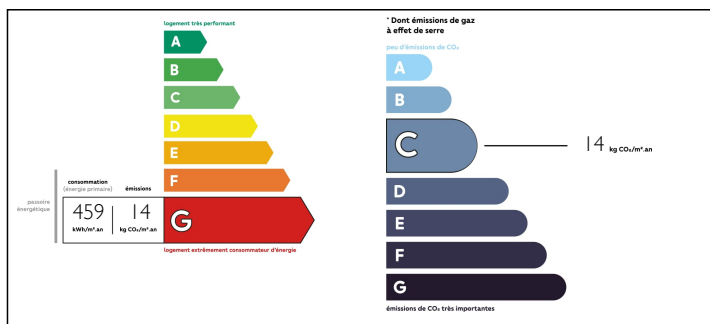
Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	731 m2



## IN BRIEF

Situated in Calvados, in a quiet hamlet only 2 kilometres from St-Pierre-sur-Dives and all amenities and less than 40 minutes from the coast. The property comprises a charming main 3-bedroom stone house on 3 levels, a fenced garden as well as a detached outbuilding with a garage, a laundry and a gîte with capacity for 4 guests. If you are looking for a gîte business and home, this could be the ideal location... The owners have developed a successful private gîte business generating income almost all year round. Alternatively, this could be a comfortable family home with separate accommodation for visiting guests.

## 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.



## LOCAL TAXES

**Taxe foncière: 750 EUR**

## NOTES

## DESCRIPTION

Passed the automatic gate, the courtyard provides a parking space for vehicles.

Ground floor:

The entrance hallway leads to a large living/dining room of around 24m<sup>2</sup> with its stunning stone fireplace, an equipped kitchen of 11 m<sup>2</sup>, the wooden staircase leads to the floors. A corridor leads to a shower room (with shower and 2 sinks), and WC.

First floor: leading to 2 bedrooms and one office/smaller room

Second floor: one large attic bedroom

The patio/pergola harmoniously blends with the garden which is partly fenced to separate a section for the gite

The stone outbuilding (a former sheepfold) comprises a garage/garden shed, a laundry, and a gite with capacity for 4 guests. The ground floor of the gite comprises a kitchen, a bedroom/living room, a bathroom (with bath and a hand basin), WC. The wooden staircase provide access to another attic/mezzanine bedroom. Another room is accessed from the outside (potential to accomodate a spa) as well as the section of the garden which is available for guests.

Electric heating within the main house and the gite (convection heaters).

The popular village of St-Pierre-sur-Dives is less than 2 minutes away with its weekly food market, its monthly antic dealers' market and its railway station.

The hamlet is also ideally located less than 50 kms away from cross Channel ferries (Ouistreham) and from Caen airport, Paris is around 2h35 drive away.

The property is also less than an hour drive from the sandy beaches and the D-Day historical sites of