

Charming renovated stone house with stunning gardens situated on the edge of Swiss Normandy.



## INFORMATION

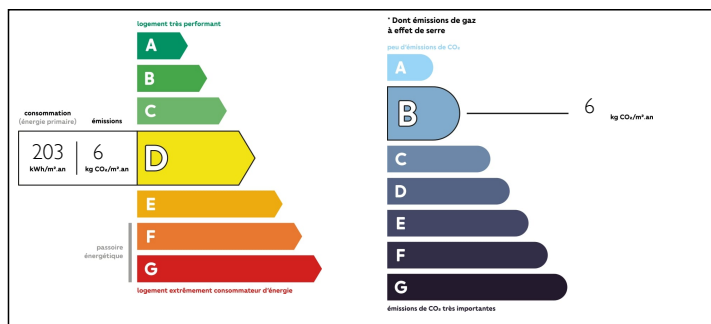
Town:	Condé-en-Normandie
Department:	Calvados
Bed:	5
Bath:	5
Floor:	235 m2
Plot Size:	5600 m2



## IN BRIEF

A beautiful renovated property with plenty of character. Currently being run as a successful B&B, this property offers huge business potential. It sits on the edge of Swiss Normandy, a very popular area offering an abundance of outdoor activities including hiking, horse riding, kayaking and an 18 hole golf course. It is nestled in a small village just outside Condé sur Noireau. The ferry port of Caen is under an hour away.

## 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

The property offers two spacious apartments on the ground floor both have a bedroom, living area, kitchen, bathroom and private entrance. The principle entrance to the owners accommodation is on the first floor with a porch leading into a spacious farmhouse kitchen/diner with a wood burning stove and exposed stone walls and beams. On the same floor is a generous sitting room and a further two bedrooms with an en suite. On the second floor there is a large bedroom, an en suite and a office/music room. Next to this is an attic area which could be converted into a further bedroom or living space.

Outside there is a separate building offering space for a garage/workshop and a large second outbuilding ideal for garden machinery and workshop tools. There is a wooden cabin in the garden as well as an alfresco living/eating area, a small stream runs through the gardens offering an absolute haven for nature as well as the garden enthusiast.

A truly beautiful house and grounds; many more photos and information on request.

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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