

Ensemble of 4 houses currently run as holiday letting business in the heart of the PAYS D 'AUGE



INFORMATION

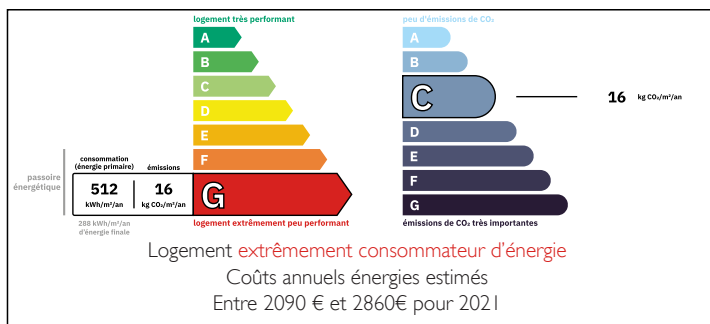
Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	11
Bath:	8
Floor:	446 m2
Plot Size:	4487 m2



IN BRIEF

Property complex located in the Pays d'Auge, near the stud farms, between Lisieux and Saint Pierre sur Dives. It comprises four stone and half-timbered houses, offering accommodation for 4, 6 or 10 people. These houses are intended to be used as holiday accommodation in the heart of nature, offering a bucolic setting in the heart of the Pays d'Auge. This property is presented as exceptional, offering a blend of authenticity and modern comfort, and is suitable for both commercial and residential use.

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

In the heart of the magnificent Pays d'Auge lies this authentic and remarkable property, comprising four Norman stone and half-timbered houses, renovated for commercial or residential use. Nestled in a peaceful and picturesque setting, this small estate offers an ideal retreat for those seeking both authenticity and modern comfort.

Main Features :

Spacious Main House: The stone and half-timbered main house with its old-world elegance offers a large kitchen with fireplace, a welcoming dining room, a cosy library lounge, a functional study and a practical storeroom. Upstairs, four spacious bedrooms, two bathrooms and a shower room provide comfortable living space.

Renovated brick house: Tastefully renovated former wine press, offering modern living space with a subtle blend of comfort and old-world charm. The house comprises a living room with wood-burning stove, a bright dining room, a fitted kitchen, three bedrooms and three bathrooms, a wooden terrace and a barbecue.

Former barn : This former barn has been converted into a cosy guest house with a warm, authentic feel. Featuring a large kitchen/diner, a cosy living room, two bedrooms on the ground floor and five bedrooms upstairs, each with its own bathroom. This house is perfect for welcoming family and friends.

Brick and half-timbered house in need of refurbishment: The last house, ideal for an annexe or caretaker's accommodation, is in need of some refurbishment.

It comprises a kitchen, a living room with wood-burning stove, three bedrooms and a bathroom, providing a functional and comfortable space.

LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES