LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27688RBR14 Price: 179 750 EUR

agency fees to be paid by the seller

THE FABULOUS SWISS NORMANDY, Nothing else to say! Its a superb property B&B for wonderful welcome.

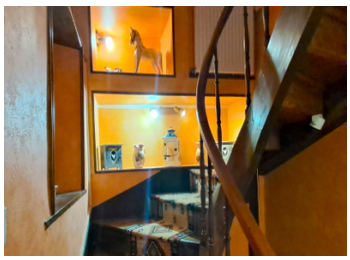
EXCLUSIVE







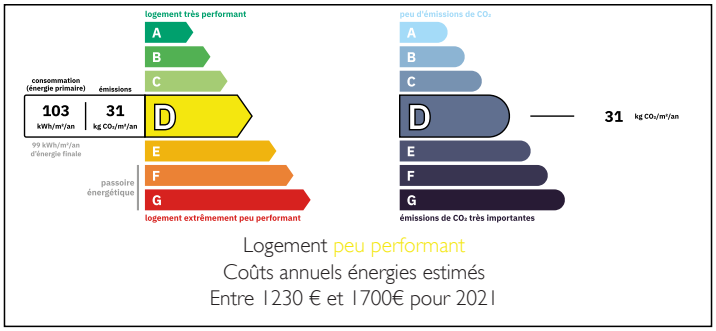








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1230 € et 1700€ pour 2021

INFORMATION

Town:	Pont-d'Ouilly
Department:	Calvados
Bed:	6
Bath:	2
Floor:	240 m2
Plot Size:	124 m2

IN BRIEF

Nestled in the heart of the breathtaking La Suisse Normande region, this property offers the perfect blend of tranquility and excitement. The area is a haven for outdoor enthusiasts, with a wide range of activities including hiking, horse riding, hang gliding, kayaking, and even a nearby golf course.

The idyllic villages of Le Vey and Clécy are just a stone's throw away, boasting numerous delightful riverside restaurants, regular braderies (street markets), and charming épiceries (grocery shops). This location is truly unbeatable for those seeking a balance of natural beauty and vibrant local culture.

The property itself has immense potential as a profitable family guest house, ideal for group bookings. With accommodations for up to 12 guests at €55 per person, it offers a lucrative opportunity for income generation.

Features include:

Oil-fueled central heating ensuring comfort throughout the year.

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.

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DESCRIPTION

A stone-built, slate-roofed dwelling house comprising: -
Ground floor: Entrance hall, living room cum dining room, hallway, storeroom, toilet, kitchen, small hallway, boiler room with new boiler cum laundry room, veranda space, two small cellars, small courtyard leading to attic above for workshop with small attic above.
First floor: landing, 3 bedrooms, one bathroom.
Second floor: landing, 3 bedrooms, one with dressing room, one bathroom.
Oil-fueled central heating ensuring comfort throughout the year.
Good insulation for energy efficiency.
Double glazing throughout,

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

NOTES

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