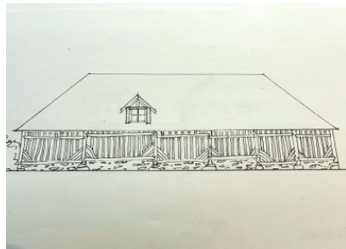


## NEAR DEAUVILLE AND PONT L'EVEQUE Superb plot of land with farm building to renovate Saint Martin aux Chartrain



## INFORMATION

Town:	Saint-Martin-aux-Chartrains
Department:	Calvados
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	2000 m <sup>2</sup>



## IN BRIEF

Nice flat plot of 2000m<sup>2</sup> with farm building to renovate with planning permission in a hamlet of Saint MARTIN AUX Chartrains .

Authorised floor area 40.20 m<sup>2</sup>. Great opportunity to build a typical Pays d'Auge house.

## ENERGY - DPE

DPE not required.

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

Rare, only 10 minutes from Pont l'Évêque and 15 minutes from Deauville. Look no further than this magnificent 2000 m<sup>2</sup> plot in Saint Martin aux Chartrains!

Featuring a charming half-timbered farm building in need of renovation, this plot offers incredible potential for creating your future home. Planning permission has already been granted for a 93 m<sup>2</sup> house.

The fencing has already been installed, providing a perfect boundary for this plot in a small hamlet in Saint Martin aux Chartrains. You'll be able to enjoy your privacy with complete peace of mind. This is a unique opportunity to acquire a plot of land with exceptional potential, in a peaceful, rural setting.

An opportunity not to be missed to create the home of your dreams!

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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