LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43765EMW14 Price: 225 850 EUR

agency fees to be paid by the seller

**3 bedroom house, plus 1 bedroom gite attached to a large outbuilding offering scope to expand.**















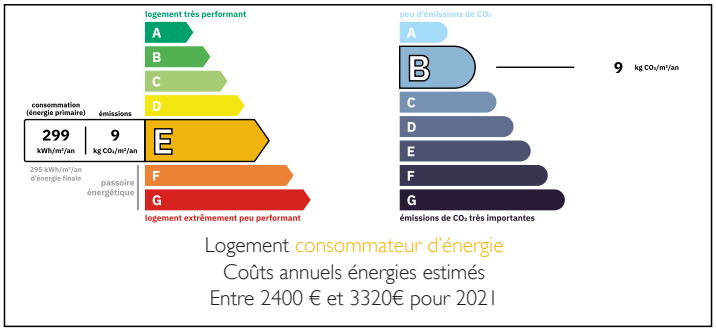
## INFORMATION

| | |
|---|---|
| Town: | Landelles-et-Coupigny |
| Department: | Calvados |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 96 m2 |
| Plot Size: | 5450 m2 |

## IN BRIEF

Set in a peaceful countryside location, this property, with lots of original features retained, offers a lovely family home plus scope to develop the outbuildings as you see fit (subject to planning).

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2400 € et 3320€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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## NOTES

## DESCRIPTION

The house itself - enter into spacious open plan kitchen, dining room and lounge with feature fireplace. Big windows allow the light to pour in. Benefitting on this floor from under floor heating Also on this floor a w.c.
1st floor - 2 double bedrooms, front and back plus an office space or small bedroom. Family bathroom.
2nd floor - w.c. Bedroom 4 - exposed beams retained throughout and up in the eaves so great volumes. Plus a large walk in cupboard.

Outside - plenty of parking to the front, plus areas of seating, leading out to the paddock. All offering lovely views.

The outbuilding - at one end it has a small 1 bedroom gite, part of which is made up of a mobile home built in to the building.

The rest, offers workspace galore, garaging, workshop. The options for what to turn this building in are huge....be it a great art studio, garages, more accomodation etc.

Location - on the edge of the village of Annebecq close to the larger villages of Landelles et Coupigny or Campeaux, but equally not far from View which offers all amenities including train line to Paris.

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

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