LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44121EMW14 Price: 275 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (260 000 EUR without fees)

Four bedroom family home located just on the edge of the village of Champ du Boult. .















INFORMATION

Town:	Noues de Sienne
Department:	Calvados
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	4895 m2

IN BRIEF

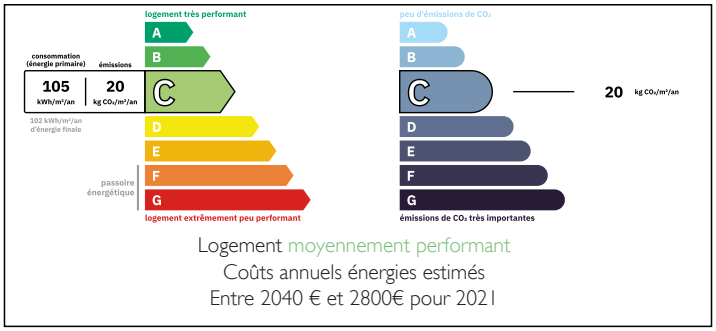
Currently arranged as follows
On the ground floor:-
Entrance Hall
Living room
Kitchen with Dining room
Utility room
Cloakroom with WC.

On the first floor:-
Landing with office space
Four bedrooms, two with en-suite shower rooms.
Family bathroom.

Second floor- attic space, great for storage.
Garage with utilites
Workshop

Gardens mostly laid to lawn with feature patio and enclosed garden.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2040 € et 2800€ 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.

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NOTES

DESCRIPTION

Key features:
Set back from the road in an idyllic, edge of village location: peaceful but not isolated, just a few minutes' walk to a bar/shop and less than 15 minutes' drive to a town with full amenities and daily train services direct to Paris or the coast
Two lounges (one upstairs with balcony)
Three double bedrooms with walk-in wardrobes, two of them with en-suite shower rooms with WCs, and also a full family bathroom and a ground floor WC.
Large utility room with built-in kitchen cabinets and sink
More than 1.2 acres of land with countryside and views in each direction.
Four attractive patios and outdoor living areas, one fenced and one covered
A substantial pine-clad outbuilding, recently refurbished, and a log store.
A serviced potential building plot in the garden, which previously had planning consent for a three-bedroomed detached house, with its own septic tank already in place.
A large, integral garage/workshop, as well as a substantial gravelled parking area next to the house.
Exterior power sockets and water taps
uPVC double glazed windows and doors thoughout
Internet connection and a satellite dish for TV reception
Modern, compliant septic tank
Substantial attic, with a proper staircase, covering the full footprint of the house to offer clean, dry storage and potential for other uses.
100-metre gravelled driveway and parking area.
Rainwater drainage from roof, via drainpipes, to a deep soakaway, giving options for water capture. The large, Welsh slate roof is also ideal for solar panels.

The house also offers significant flexibility:
The upstairs lounge could be used as a...