LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44620NOE61 Price: 328 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (310 000 EUR without fees)

Near Vimoutiers and Livarot – Elegant Property with panoramic views of valley and over 3,000 m of Gardens

EXCLUSIVE















INFORMATION

Town:	Guerquesalles
Department:	Orne
Bed:	3
Bath:	1
Floor:	173 m2
Plot Size:	3880 m2

IN BRIEF

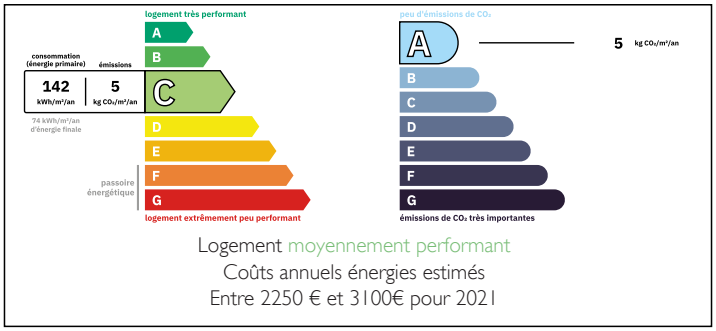
Set in a pleasant and peaceful environment, this elegant property sits within beautifully landscaped, mature gardens extending to over 3,000 m².

The ground floor features a welcoming entrance leading to a spacious living area, comprising a comfortable sitting room and dining area. This flows into a bright, fully opening veranda, overlooking the terrace and garden and equipped with a suspended wood-burning stove, creating a warm and inviting space throughout the year.

There is also a large fitted and fully equipped kitchen, a shower room, WC, and a generous dressing room which could easily be converted into an additional bedroom.

Upstairs, a landing leads to three bedrooms and a separate WC.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2250 € et 3100€ 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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LOCAL TAXES

Taxe foncière: **1341 EUR**

NOTES

DESCRIPTION

This charming home would make an ideal main residence or holiday home, offering a peaceful lifestyle in the heart of the beautiful Pays d'Auge.

Local shops and amenities are approximately 5 minutes away, while Pont-l'Évêque is around 45 minutes and the Flower Coast (Côte Fleurie) approximately one hour by car.
A charming and spacious property combining comfort, character and tranquillity — well worth viewing.

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