

Opportunity to buy a house, lovely gardens and outbuildings all in beautiful setting.



INFORMATION

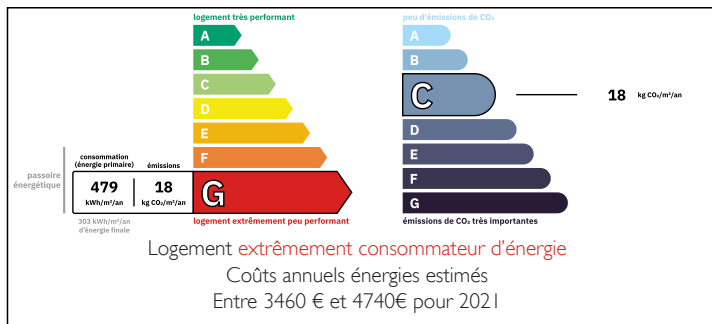
Town:	Landelles-et-Coupigny
Department:	Calvados
Bed:	4
Bath:	2
Floor:	92 m2
Plot Size:	5512 m2

IN BRIEF

Peaceful countryside location yet close to good size village and amenities.



ENERGY - DPE



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

The house itself comprises of a porch way/ entrance hall, a kitchen, a good size living room with a wood-burning stove. Plus a shower room, and a toilet.

Upstairs, you will find three bedrooms, all off of a landing area, plus access to the attic , which offers the potential for conversion into additional living space, subject to the necessary planning permissions.

Attached to the house a large barn used as garaging and storage.

A further separate outbuilding which could be used for additional storage, or studio etc.

In addition there is a small, detached house nestled to one side of the plot and approximately 35 m². This consists of an open plan living room/dining room/kitchenette, plus a shower room and w.c. A double bedroom, plus a child's bedroom. Currently used for seasonal rental, but equally great for friends or family to stay.

Well placed close to Landelles et Coupigny yet short drive to View and all main amenities.

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

LOCAL TAXES

Taxe foncière: **862 EUR**

NOTES