

Beautiful renovated Normandy stone cottage with outbuilding, pond & 2,000 m garden



INFORMATION

Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	2
Bath:	2
Floor:	100 m ²
Plot Size:	2000 m ²

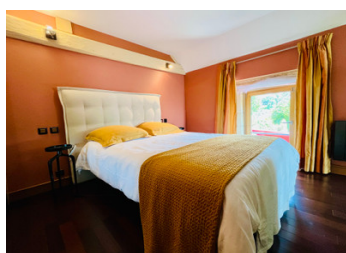
IN BRIEF

Just two minutes from the popular market town of Saint-Pierre-sur-Dives, this beautifully renovated Normandy stone property offers approximately 100 m² of living space in a peaceful, countryside setting.

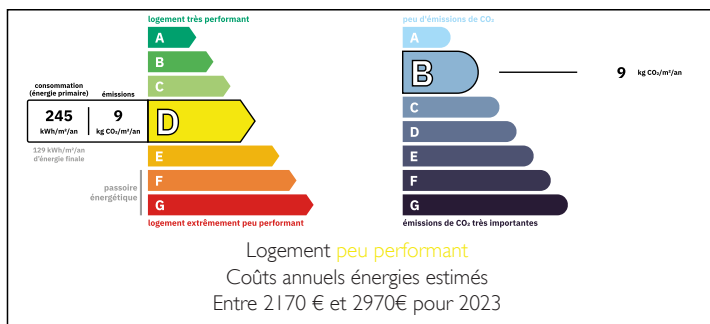
The house features a bright kitchen/dining room, a cosy living room with an original stone fireplace, a heated conservatory overlooking the garden, two bedrooms including a master suite with en-suite shower room, and a second shower room.

A perfect lock up and leave, ready to move into.

Set within over 2,000 m² of landscaped grounds with a picturesque pond, the property also benefits from a substantial stone outbuilding (former stable) offering excellent conversion potential. Currently operated as a successful holiday cottage, it would equally suit a permanent residence or an idyllic second home.

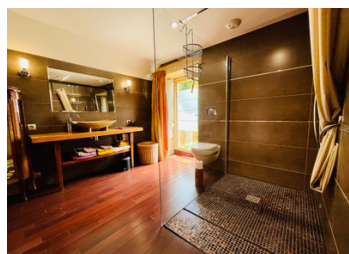


ENERGY - DPE



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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.



NOTES

DESCRIPTION

Located just a short drive from the charming market town of Saint-Pierre-sur-Dives, this attractive stone cottage has been thoughtfully renovated throughout, combining authentic Norman character with modern comfort.

A flint-paved courtyard provides convenient parking beside the house, while the south-east facing exotic hardwood terrace enjoys complete privacy and lovely views over the mature gardens and ornamental pond, shaded by a magnificent weeping willow.

Originally an agricultural outbuilding, the property has been transformed into a comfortable and welcoming home of approximately 100 m².

GROUND FLOOR:

- Open-plan fitted kitchen with central island and dining area (18 m²)
- Living room with original Augeron fireplace (17 m²)
- Heated conservatory (17.5 m²) opening onto the terrace and garden
- Shower room with WC
- Utility area

FIRST FLOOR:

Landing leading to:

- Master bedroom with en-suite shower room (walk-in shower, basin and WC)
- Second double bedroom (14 m²)

The spacious attic extends over the entire house and offers exciting potential for additional accommodation, subject to the necessary permissions.

OUTSIDE

The beautifully landscaped grounds extend to over 2,000 m² and include mature trees, colourful planting and a delightful ornamental pond, creating a peaceful