LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47699EMW14 Price: 144 950 EUR

agency fees included: 9 % TTC to be paid by the buyer (133 000 EUR without fees)

**Chance to acquire a lovely 2 bedroom stone cottage. Great either as a lock-up or permanent home.**















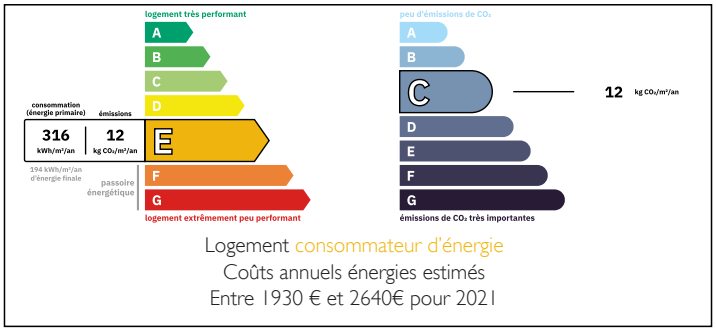
## INFORMATION

| | |
|---|---|
| Town: | Noues de Sienne |
| Department: | Calvados |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 73 m2 |
| Plot Size: | 2240 m2 |

## IN BRIEF

Well placed, good size garden offering plenty of parking, and lovely lawn areas along with mature planting. Plus outbuilding, plunge pool and decked area.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1930 € et 2640€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47699EMW14 Price: 144 950 EUR

agency fees included: 9 % TTC to be paid by the buyer (133 000 EUR without fees)







## NOTES

## DESCRIPTION

Laid out as follows.

Enter into a large lounge/dining room, oozing with character, many original features retained including the feature fireplace with log burner. Dual aspect, and space to both relax and entertain .

Through to the recently refurbished kitchen, fully fitted offering plenty of storage. With underfloor electric heating. Patio doors allow for direct access onto the outside terrace area. Great for family meals.

To the rear access to a good size shower room and w.c.

First floor - landing area leads to two large bedrooms , both with character A frames retained. One currently has 3 singles and still feels very spacious. The other, the master, has lots of storage space and seating area .

Also on this floor a separate w.c.

Email for more information and photos.

---

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

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr