LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48241VIC14 Price: 488 000 EUR

agency fees to be paid by the seller

Attractive stone house, separate gîte, mature gardens and outbuildings; walking distance to Condé-sur-Noireau.







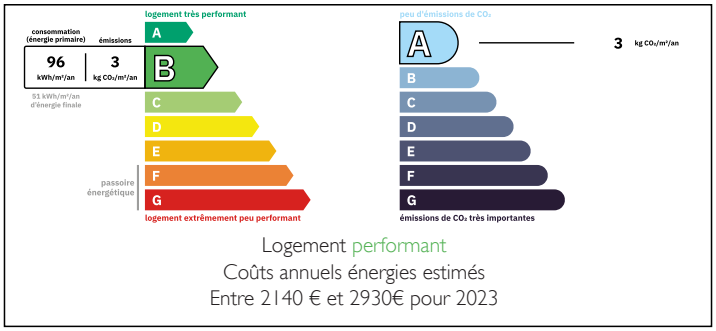








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2140 € et 2930€ pour 2023

INFORMATION

Town:	Condé-en-Normandie
Department:	Calvados
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	6700 m2

IN BRIEF

This impressive and spacious property combines style and character with modern comforts, retaining many original features while benefiting from a recently installed air-source heat pump and an excellent DPE energy rating of B. The main house offers four bedrooms and generous reception rooms, creating an ideal setting for family life and entertaining. The property is also connected to mains drainage.

In addition, there is an independent studio of approximately 40 m², offering potential for guest accommodation, holiday rentals or a separate space for family and friends. The property also benefits from garages and outbuildings, providing useful additional space.

Outside, the property is surrounded by mature and established gardens. An electric gated entrance provides privacy and security.

The property is ideally situated within walking

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: **2799 EUR**

NOTES

DESCRIPTION

The main entrance opens into a welcoming hall leading to a sitting room, a large and elegant reception room currently used as a billiards room, and a fitted kitchen with an adjoining back kitchen (arrière-cuisine), a WC and a utility room. There is also a bright dining and living room featuring a large curved bay window. A separate study or cosy sitting room has stairs leading to a mezzanine, alongside another room currently used as a library.

On the first floor, there are four bedrooms and two bathrooms.

Outside, a double garage provides additional space, with an independent gîte/studio on the first floor. This accommodation comprises two bedrooms, a kitchen and a bathroom and is completely separate from the main house, offering potential for guest accommodation or a small rental business. Large outbuildings provide further space for workshops, storage or other uses.

This is an attractive property with spacious accommodation and a range of additional facilities. It has been very well maintained throughout and is well worth a viewing. Many more photographs are available on request.

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