

Potentially a large house with works to finish.

EXCLUSIVE



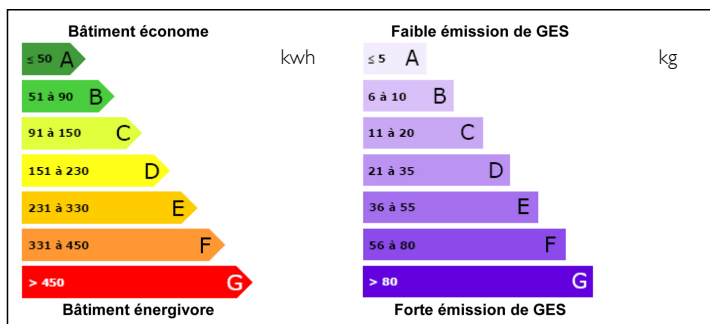
INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	5
Bath:	1
Floor:	174 m2
Plot Size:	2641 m2

IN BRIEF

A delightful renovation project with work to do but good features already installed, such as mains water, a conforming septic tank, a new roof a very large workshop, perfectly soundproofed, ideally suited to a professional wood working artisan or cabinet maker. The renovation work needs to be finished so it would interest a good artisan and it is just habitable while work is ongoing. Absolutely worth viewing so please contact for further information soon. The property has other great features, so please contact for further detailed information, as soon as possible.

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

A house comprising:-

On the ground floor - a living room, a kitchen with dining room, an entrance hall, a bedroom, a shower room, a laundry room and a toilet.

Adjoining and accessed by a second entrance is a large workshop with a painting cabin above accessed by a staircase.

On the first floor for the main house; a bedroom with shower and W.C. three other bedrooms and a bathroom with W.C.

Outside: A fenced garden all around the house with a well.

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

LOCAL TAXES

Taxe foncière: 408 EUR

NOTES