

In the countryside, pretty 7-room property to be restored: large house with outbuildings and a renovated half-



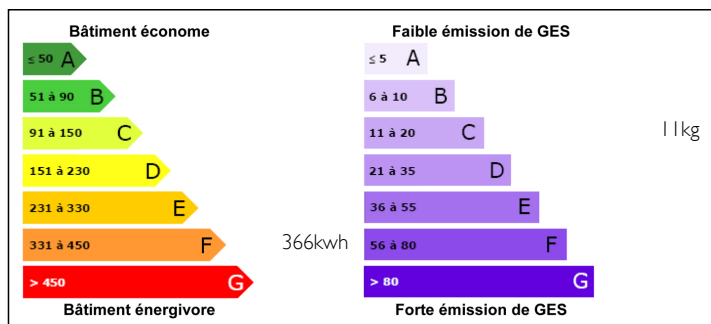
INFORMATION

Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	4300 m2

IN BRIEF

Between Saint Pierre en Auge and LIVAROT, pretty property with a large half-timbered house to be restored and a small renovated 2 room house set on 4300 m² of land with pretty outbuildings to be exploited in pretty countryside. The large house of about 150 m² offers beautiful spaces on the ground floor, an entrance hall, kitchen, large living room with 2 fireplaces, a laundry room, a technical room. First floor: 3 bedrooms, a bathroom and toilet. Small renovated half-timbered house: 2 main rooms; ground floor: fitted kitchen, shower room, living room, first floor: bedroom and shower room. Electric heating, double glazing, septic tank.

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.



DESCRIPTION

The large house with 7 rooms after renovation can become a very nice house to live with on the ground floor; a kitchen, a large living room of 48m² with 2 impressive fireplaces, technical room, laundry room, and corridor with staircase.

On the first floor a landing leads to a large bathroom, a toilet, 3 independent bedrooms with the possibility of creating a beautiful master suite with bathroom, dressing room and toilet;

The small half-timbered house of 40 m² has already been renovated and offers a fitted kitchen, a shower room, a living room with fireplace.

On the first floor there is a bedroom and a shower room with WC.

In addition, there are 2 beautiful half-timbered outbuildings on the side, used as a garage, which can easily be converted into a guest room.

A lot of potential, plan to do some structural work.

The place is peaceful, the land is flat and has a well.

To discover

NOTES

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