

Super home in pretty Houlgate 20 metres from the beach.



## INFORMATION

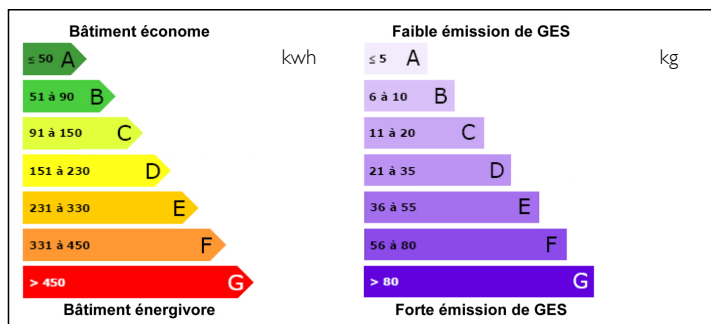
Town:	Houlgate
Department:	Calvados
Bed:	1
Bath:	1
Floor:	50.5 m2
Plot Size:	0 m2

## IN BRIEF

In the centre of Houlgate and next to local shops, and the beach. This is an ideal holiday home or a permanent home for a couple. Originally with two bedrooms and two ground floor rooms the current owner has made them into one spacious room on each floor. There is a new roof, a small fitted kitchen, fully tiled bathroom, entrance hall with cloaks. There is a shared enclosed garden, just right for breakfast or aperos.

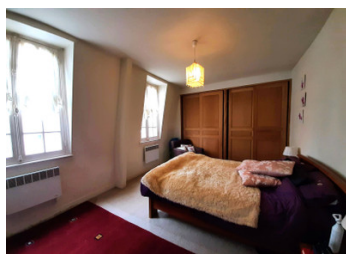


## ENERGY - DPE



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 small stone built house, set back from the road, so tranquil even during the busy holiday season. Only a stride from the beach, and all amenities.

Though small overall it has a spacious air about it with it's good size sitting and dining room , large bedroom, and bathroom. Although the kitchen is small it is well fitted out with everything that is needed, mostly integrated.

Electric heating supplemented by a log burner, keeps it cosy in winter, and the terrace gives an open space during the summer months.

A well nigh perfect holiday home;

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

## LOCAL TAXES

Taxe foncière: 469 EUR

Taxe habitation: 284 EUR

## NOTES