

OFFER ACCEPTED Pretty longère on the edge of a national park and just 3km from St Sever.

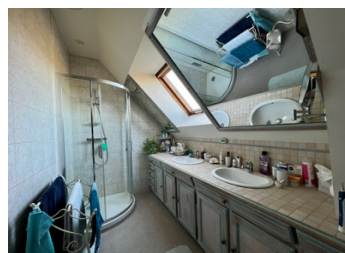


INFORMATION

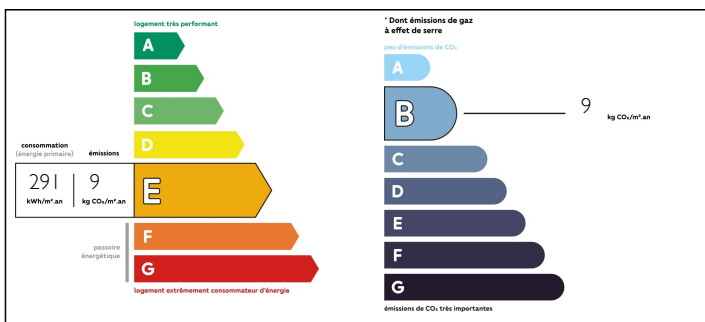
Town:	Saint-Sever-Calvados
Department:	Calvados
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1678 m2

IN BRIEF

Charming stone property with 4 bedrooms and manageable gardens situated in a quaint hamlet on the doorstep of the national park. Well presented and ready to move into, with four reception rooms and the possibility of a ground floor bedroom! The gardens surround the property combining animal shelters, storage sheds and hanger to the rear, and to the front is a pretty patio leading out from the sunny conservatory, onto private parking and a large lawn! Benefitting from a recently installed fosse system! Heating is provided by wood burning stove and electric radiators. Must be viewed, many more images available upon request.



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.



LOCAL TAXES

Taxe foncière: 935 EUR

NOTES

DESCRIPTION

Presently arranged as follows:-

On the ground floor:-

Conservatory

Living room with traditional fireplace & wood-burning stove.

Office area

Ground floor bedroom

A further reception room leading to a large garden/dining room

Kitchen, fully equip with high level oven.

Ground floor shower room with WC

Utility room

Attached workshop

On the first floor:-

Three bedrooms

Family shower room

Separate WC

Exterior:-

Rear garden with old stone bakery

Animal shelters

Storage sheds & Hangar

Gardens

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