

THREE properties in one - 7 bedrooms. Amazing property, all newly decorated.



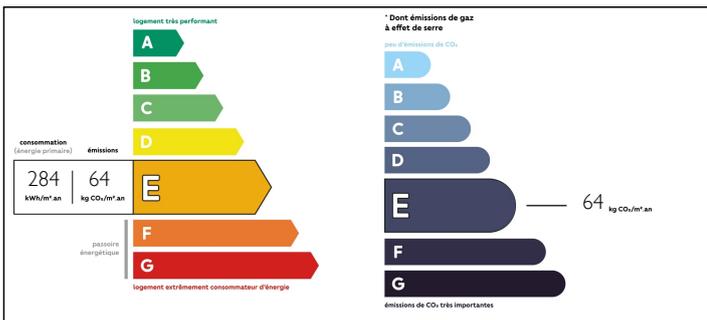
INFORMATION

Town:	Saint-Sever-Calvados
Department:	Calvados
Bed:	7
Bath:	4
Floor:	240 m2
Plot Size:	442 m2

IN BRIEF

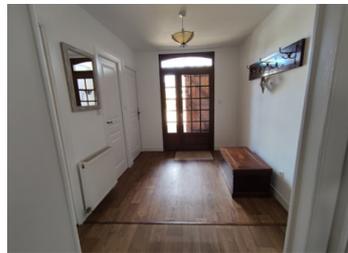
Townhouse + plus two self-contained apartments on 1st floor. Great investment. Spacious property in lovely Calvados town. Offering a lot of property, and ALL renovated to very good standard. All amenities on the doorstep, as well as beautiful surrounding countryside.

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

You really are purchasing A LOT of property here for your money. The layout is as follows: Arrive into the totally enclosed garden, with gravelled area, built in flower beds, double garage, parking area, and access to workshop. The main house. Entrance is through the sets of double doors, into spacious lobby area. Off of here there are three bedrooms, 1 with en-suite shower, the master with adjoining door into main family bathroom, and then a smaller bedroom which could double up as a study. Along the corridor to the 'open-plan' yet cunningly divided into - lounge, dining room and kitchen - this room is lovely. Doors lead from here onto the private patio area. The two apartments: To access, there is an external staircase to the side of the property. They are both more or less the same, with the exception of one having access to the 'grenier' space, which extends across the whole of the building. Each has a lobby, good sized lounge, hallway leading to shower room and w.c, 2 good size bedrooms, and kitchen/dining rooms. Also, on this level there is a decked roof terrace, which can be shared by both apartments. Whether you are looking to 'retire' to France, but would like the added bonus of an income, or you and your extended family are looking to move, and all wish to be together....the list of options goes on. This truly is a RARE property. As for the location,...

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