

Beautiful 4/5 bedroom semi-detached village house with a garden. Suitable for B&B



## INFORMATION

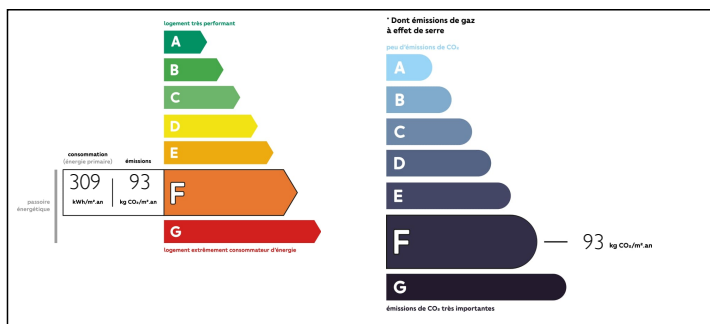
Town:	Noues de Sienne
Department:	Calvados
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	160 m2

## IN BRIEF

Huge house in heart of village. Ready to move straight in. 5 beds - great for B&B. Has lovely patio and garden area, great entertaining space. Masses of volume, would make ideal B&B or large family home. A fine and authentic traditional granite semi-detached home set in a rural village close to the popular town of St Sever.



## 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

The internal space of this house really needs to be seen to be appreciated.

On entering you are greeted by a spacious entrance hall from which the kitchen and main entertaining space lead off. In the double aspect living / dining room there is an original feature fireplace. Also on the ground floor is the utility / boiler room. Leading from the entrance hall is the fabulous original full return staircase leading to the first floor.

On the first floor there is a large double bedroom with its own fireplace. Plus another even larger double bedroom that is entered through its own double bedroom sized dressing room. There is also a WC and bathroom.

The stairs continue up to the second floor where you will find a further 2 double bedrooms with original beams and a shower room. Plus dressing room or study area.

Septic tank drainage not up to current standards.

Being located within easy reach of the A84 means that the ports of Cherbourg (90mins), Caen Ouistreham (75mins) are easily accessible. The coast towards Mont St Michel is just 45 minutes. With 10 - 15 minutes of both Vire or Villedieu-les-Poeles stations, with direct train links to Paris.

New energy report due shortly.

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

## NOTES