



## CHARMING NORMANDY STONE FARMHOUSE COMPLEX WITH RENTAL POTENTIAL LESS THAN 40 MINUTES FROM THE SEASIDE

CHARMING NORMANDY  
STONE FARMHOUSE  
COMPLEX WITH RENTAL  
POTENTIAL LESS THAN 40  
MINUTES FROM THE  
SEASID...



PROPERTY FACT FILE	
REFERENCE	A32259NSD14
PRICE	€ 750,000 £ 622,463* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	6
ACCOMMODATION	542 m <sup>2</sup>
LAND	6978 m <sup>2</sup>
TOWN	Saint-Pierre-en-Auge
DEPARTMENT	Calvados
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Less than 40 minutes from the nearest ferry port
- Business opportunity with immediate income
- Fenced garden and terraces set in almost 7000 m<sup>2</sup>
- In the heart of Normandy in Calvados
- 11 bedrooms in total

CHARMING NORMANDY  
STONE FARMHOUSE  
COMPLEX WITH RENTAL  
POTENTIAL LESS THAN 40  
MINUTES FROM THE  
SEASID...

Ref : A32259NSD14

Located in the heart of Calvados, just 7 minutes from St-Pierre-en-Auge and its renowned market, this stunning gîte complex of three stone houses offers an exceptional opportunity.

Set on a spacious 7,000 m<sup>2</sup> plot, this renovated Norman farmhouse

## DESCRIPTIF

- Main stone dwelling (former sheepfold) with 303 m<sup>2</sup> of living space and 6 bedrooms on two levels:

Ground floor: entrance hall, cloakroom, separate wc, study (15 m<sup>2</sup>), living room (32 m<sup>2</sup>) with open fireplace communicating with the dining room (17 m<sup>2</sup>), kitchen (18 m<sup>2</sup>), utility room, 1 ensuite bedroom (14 m<sup>2</sup>) with dressing room and bathroom (with bath, shower, washbasin and WC);

First floor: landing leading to a master suite with bedroom (27 m<sup>2</sup>), 16 m<sup>2</sup> bathroom (shower, bath, washbasin and WC) and dressing room, 4 bedrooms (13 m<sup>2</sup>, 14 m<sup>2</sup>, 14 m<sup>2</sup> and 17 m<sup>2</sup>) and a shower room (with shower, washbasin and WC), separate WC, linen room.

Electric heating (heat pump - with underfloor heating, convector heaters/towel dryers & hot water tanks), double glazing. Mains drainage. Energy performance rating "C" (137 kWh/m<sup>2</sup>/year).

- Stone second house (former farmhouse) with 150 m<sup>2</sup> of living space and 3 bedrooms on two levels:

Ground floor: kitchen/dining room (22 m<sup>2</sup>), utility room, storeroom, separate WC, 35 m<sup>2</sup> living room with open fireplace;

First floor: landing leading to 2 bedrooms (11 m<sup>2</sup> and 25 m<sup>2</sup>), 1 bathroom (with bath and washbasin), separate toilet, a master suite comprising a 23 m<sup>2</sup> bedroom, dressing room and shower room (with shower and washbasin).

Oil-fired heating, double-glazed windows. Mains drainage. Energy performance rating "F" (277 kWh/m<sup>2</sup>/year).

- Stone gîte with 96 m<sup>2</sup> of living space and 2 bedrooms on two levels:

Ground floor: a large 51 m<sup>2</sup> living/

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32259NSD14>

COMPLETE FILE AND PHOTO ON REQUEST

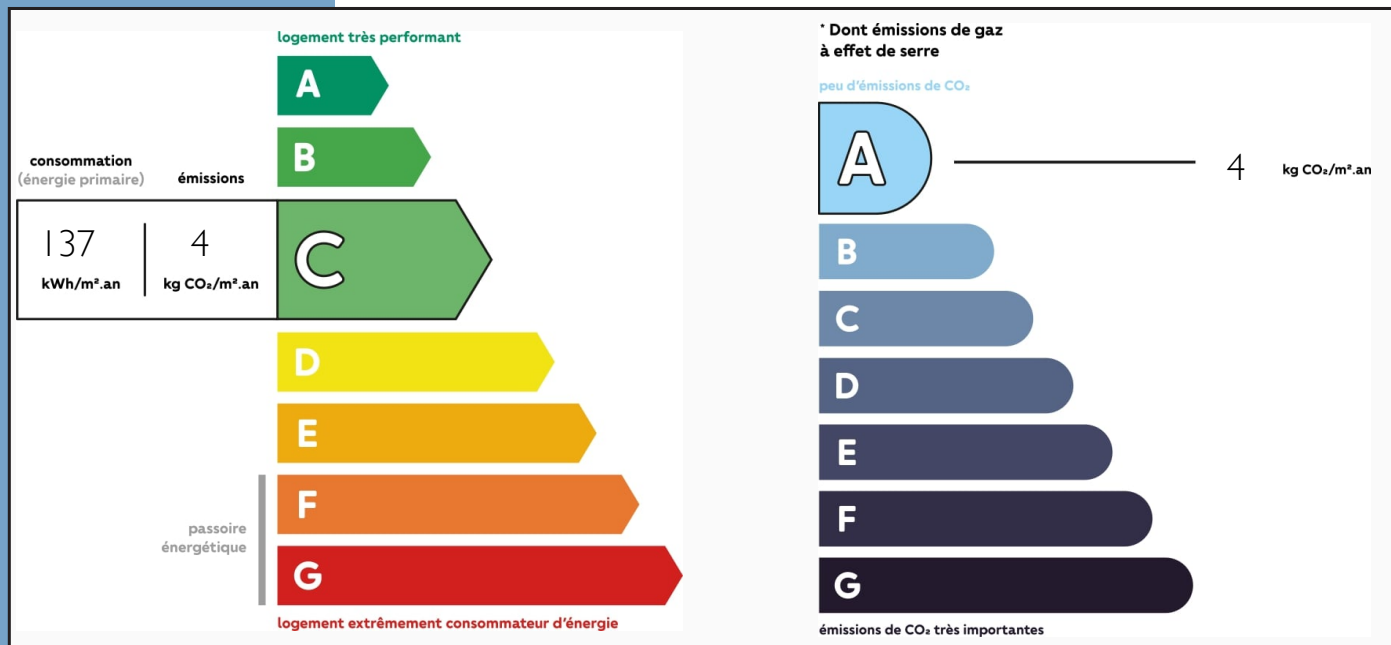


CHARMING NORMANDY  
STONE FARMHOUSE  
COMPLEX WITH RENTAL  
POTENTIAL LESS THAN 40  
MINUTES FROM THE SEASID...

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

Ref : A32259NSD14

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A32259NSD14  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)