



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

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STONE FARMHOUSE  
COMPLEX WITH RENTAL  
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PROPERTY FACT FILE	
REFERENCE	A32259NSD14
PRICE	€ 750,000 £ 624,038* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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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

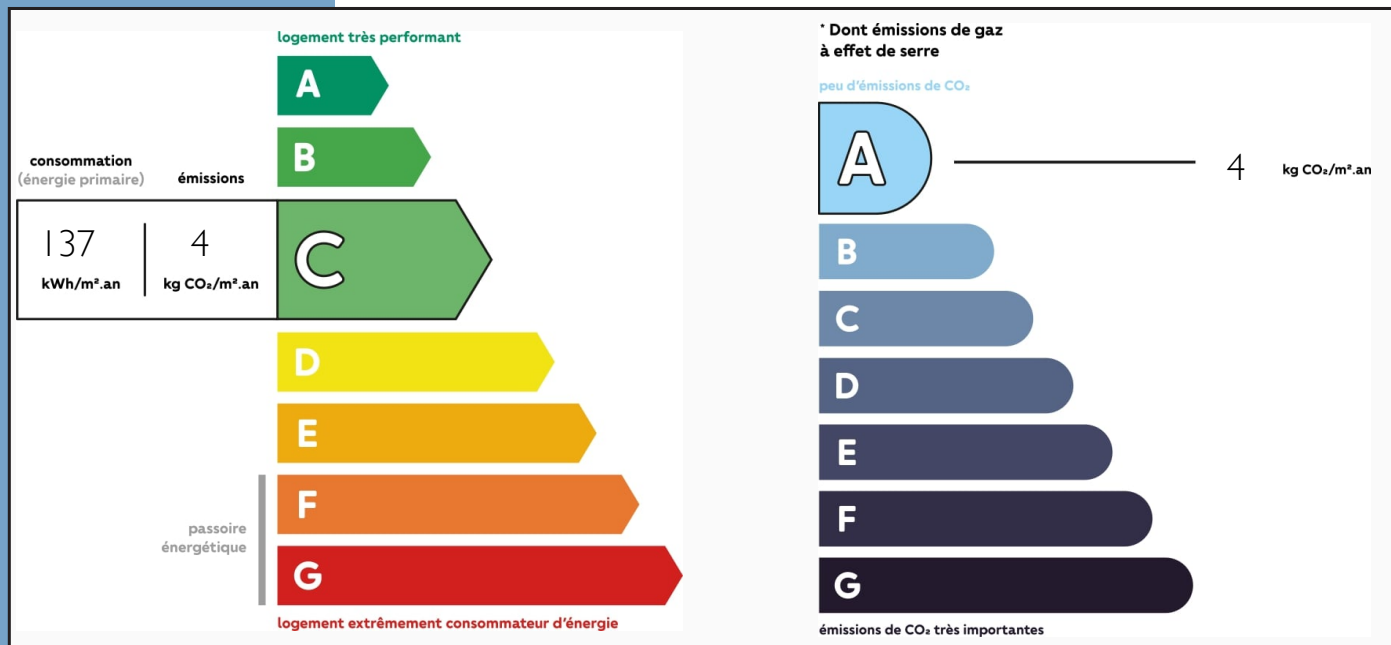


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A32259NSD14  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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