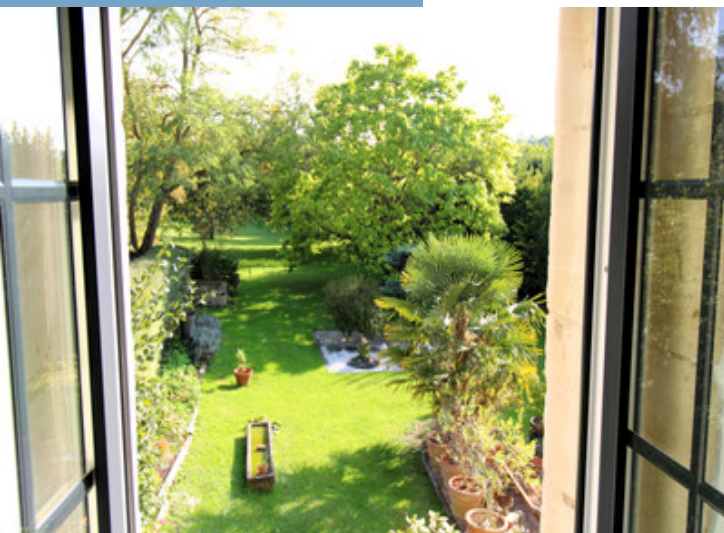




## CHARMING NORMANDY FARMHOUSE COMPLEX WITH RENTAL POTENTIAL 30 KILOMETERS AWAY FROM THE SEASIDE

CHARMING NORMANDY  
FARMHOUSE COMPLEX  
WITH RENTAL POTENTIAL  
30 KILOMETERS AWAY  
FROM THE SEASIDE...



PROPERTY FACT FILE	
REFERENCE	A32259NSD14
PRICE	€ 740,000 £ 0* *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	
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	



- 30kms away from seaside and 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
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WITH RENTAL  
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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

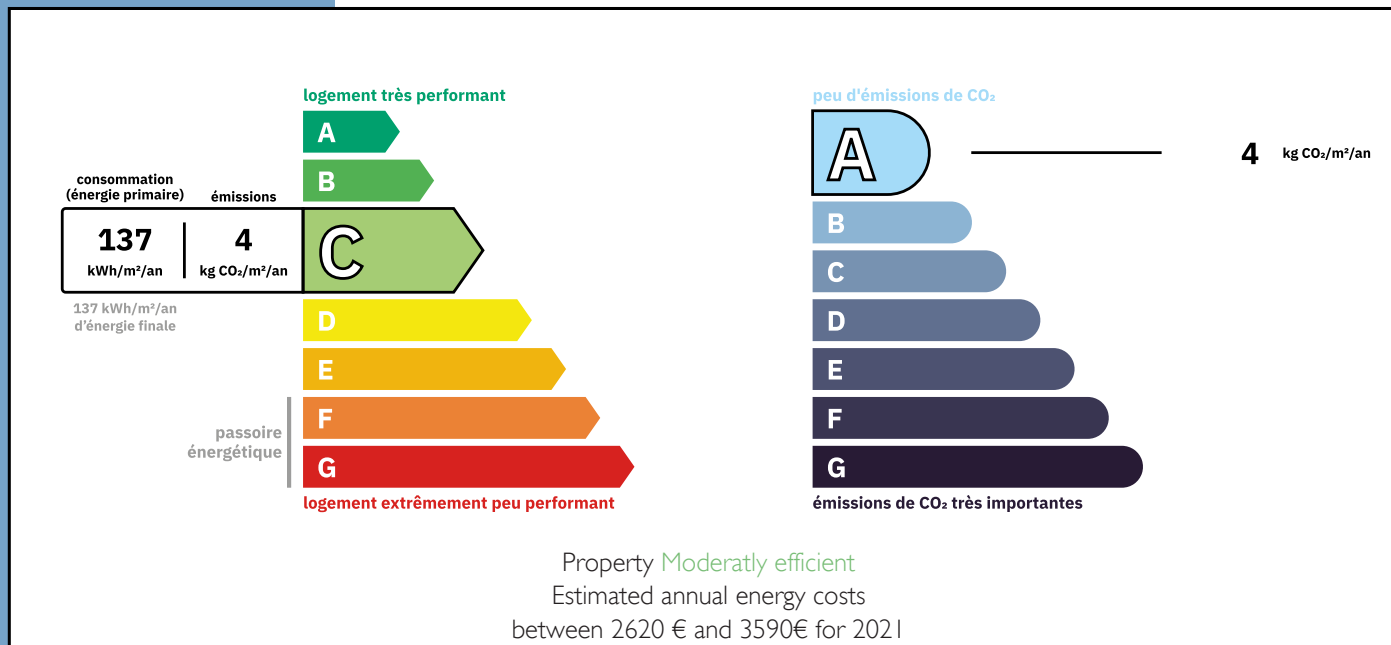


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## ENERGIE-DPE

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



## NOTICE

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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