



A PROPERTY COMPLEX WITH 310 M² OF LIVING SPACE, 2 ONE-BEDROOM FLATS 32 AND 34 M² RESPECTIVELY. LAND 3890M².

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PROPERTY FACT FILE

REFERENCE	A44540IDU14
PRICE	€ 648,900 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (618 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	310 m ²
LAND	3890 m ²
TOWN	Moult-Chicheboville
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable
FEATURES	Other Drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change



- The charm of the old
- In very good condition, made from high-quality mat
- Spacious rooms
- Rental yield
- Geothermal heating

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Just 2 minutes from Argences and 25 minutes from Caen, this beautiful, charming old property offers 310m² of living space, comprising a 244m² main house and two one-bedroom flats of 32m² and 34m²—both let as furnished annual rentals—set on 3,890m² of land, offering a wealth of possibilities: tourist activities, seasonal rentals,

DESCRIPTION

This beautiful property comprises, on the ground floor:

- an entrance hall leading to a beautiful wooden staircase
- a 33m² dining room with open fireplace
- an 18m² kitchen
- a 20m² conservatory
- a toilet
- a 27m² living room with open fireplace
- a 10m² study
- a boiler room

On the first floor:

- a 50m² master bedroom with a walk-in wardrobe, bathroom and separate toilet
- 2 bedrooms of 18m² and 15m²
- a shower room

On the second floor:

- 4 bedrooms of approximately 9m² (Carrez Law)
- a bathroom

The two studio flats on the east side of the house comprise a living room with kitchenette, a bedroom and a bathroom.

A 140m² barn divided into storage space, a garage and a workshop

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44540IDU14>

COMPLETE FILE AND PHOTO ON REQUEST

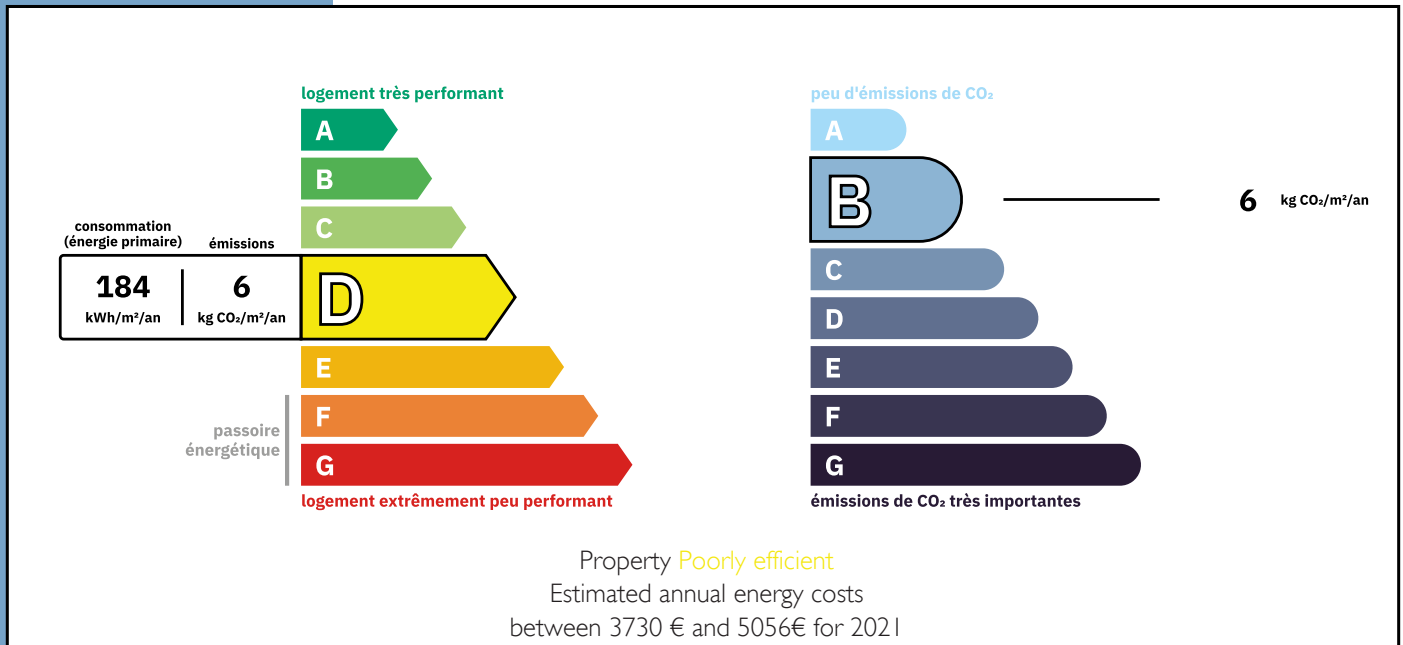


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ENERGIE-DPE

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NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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