LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PROPERTY COMPLEX WITH 310 M² OF LIVING SPACE, TWO 1-BED APARTMENTS (32 & 34 M²) AND 3890 M² OF LAND.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY COMPLEX WITH 310 M² OF LIVING SPACE, TWO 1-BED APARTMENTS (32 & 34 M²) AND 3890 M² OF LA...









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 m²
LAND	3890 m²
TOWN	Moult-Chicheboville
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable
FEATURES	Private drainage, Garage, Private parking

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

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- The charm of the old
- In very good condition, with high-quality material
- 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

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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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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44540IDU14

COMPLETE FILE AND PHOTO ON REQUEST

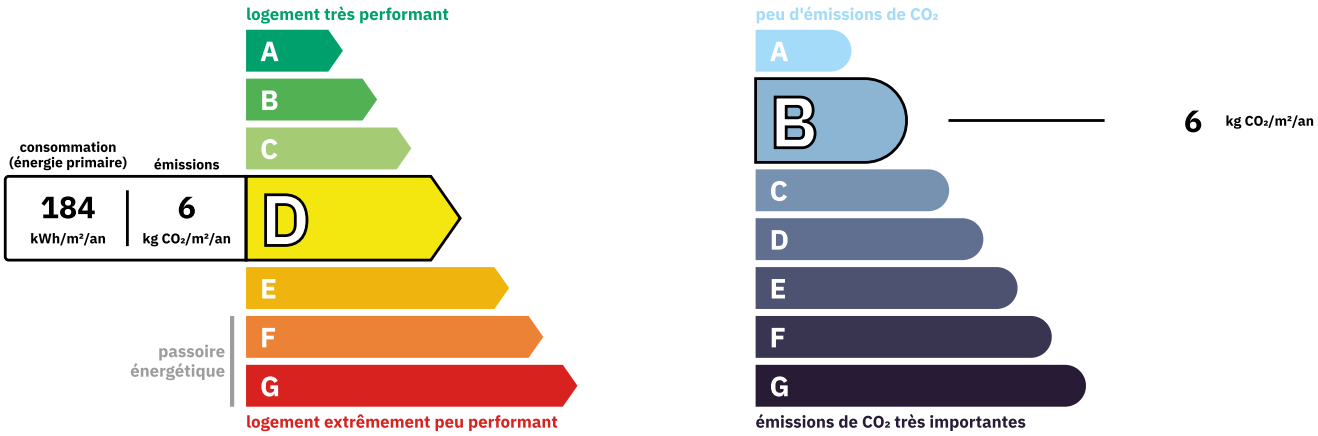
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3730 € and 5056€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A44540IDU14
FILE COMPLETE AND PHOTOS ON REQUEST

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