

4 bedroom house with garage and garden, located in the pretty village of Saint Jean le Blanc.



EXCLUSIVE

## INFORMATION

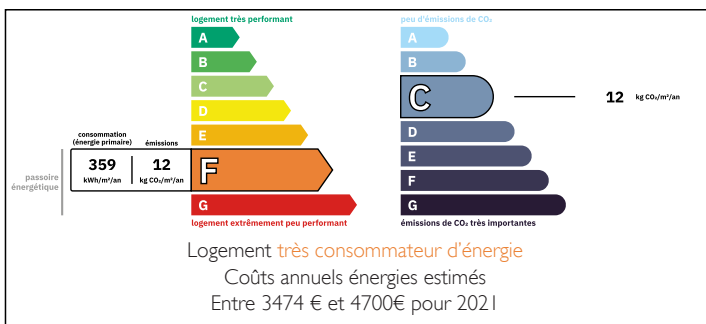
Town:	Condé-en-Normandie
Department:	Calvados
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	949 m2



## IN BRIEF

OFFER ACCEPTED This pretty Maison de Maître style house sits in the centre of the village close to the beautiful area of Swiss Normandy. The closest towns are Aunay Sur Odon and Condé sur Noireau and the port of Ouistreham is approximately 45 minutes away.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The entrance hall retains the original floor tiles, high ceilings and curved oak staircase.

On one side is a large, open plan kitchen and diner with an open fireplace, windows to the front and back with a door leading to the rear gardens and terrace. On the other side is a sitting room with a marble fireplace and original tiled floor. To the rear of the hallway is a large utility room and a shower room with W.C.

On the first floor there is a landing and 4 spacious bedrooms, generous bathroom as well as a separate W.C.

The staircase continues up to the attic which could be renovated to create further living space.

Outside there are gardens to the rear on a split level and a garage.

The windows are pvc and double glazed.

The property will need to be modernised. Please get in touch for more information and photos.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES