

## Charming Normandy farmhouse complex with rental potential 30 kilometers away from the seaside



## INFORMATION

Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	11
Bath:	6
Floor:	542 m2
Plot Size:	6978 m2

## IN BRIEF

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 provides both comfort and character, ideal for those seeking a serene retreat or a profitable vacation rental property.

The estate includes:

- A main house with 6 beds and 303 m<sup>2</sup> of living space;
- A secondary house of 3 bedrooms and 150 m<sup>2</sup>, perfect for guests/family or rental;
- A 2-bedrooms and 96 m<sup>2</sup> gîte with separate garden, ideal for guest or seasonal rentals.

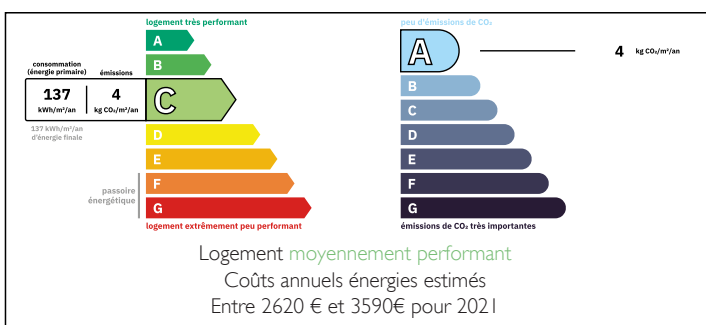
Situated just 30 km from the Normandy coast, this property offers a peaceful lifestyle in a charming

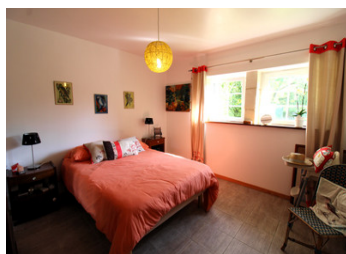
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière:** 3826 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

- 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, convactor 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/dining room with fireplace (insert) with double door opening on to an...