

Income opportunity! 4/5 bedroom house/gîte and 100 person function room with professional kitchen. Parking.



INFORMATION

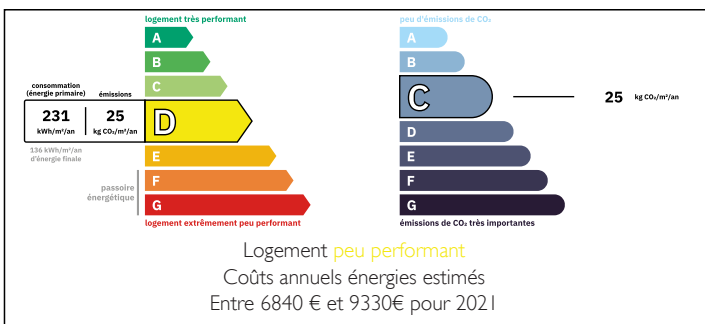
Town:	Le Tronquay
Department:	Calvados
Bed:	4
Bath:	3
Floor:	290 m2
Plot Size:	893 m2



IN BRIEF

Four bedroom property with function hall. Live in and run the event space or use as a gîte and function room with professional kitchen. Ready to reactivate. Fully furnished and equipped. 4 bed 2 bath house with converted barn. Until recently run as a successful gîte and function hall. Retirement forces sale. Double glazed with fuel central heating.

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

Gated courtyard with parking for multiple vehicles. Off street parking designated to cater for up to 100 guests. Enter the gîte/home directly to the kitchen / diner. Fully equipped kitchen with exposed beams and tiled floor. To our right there is a ground floor bedroom with access to the boiler room. To our left we pass the ground floor shower room with W.C. and through to the spacious living area with feature stone wall and access back into the courtyard. From the living area the staircase takes us to the first floor where there is a large landing, from which we can access the four bedrooms and the full bathroom, all tastefully decorated and featuring exposed beams. The property is fully furnished and ready to move in or rent as a gîte. Back in the courtyard we have access to the function room and professional kitchen. The kitchen is fully equipped with professional equipment and offers direct access to the function room. The grand hall is a bright space with seating for upto 100 guests. Tastefully decorated with feature stone wall and faux fireplace. The room is equipped with communal W.C.'s. Previously a successful operation ready to be reactivated. Double glazed throughout with a mixture of fuel central heating and electric radiators. A large loft space above the entire function room could be developed further.

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

LOCAL TAXES

Taxe foncière: 1803 EUR

Taxe habitation: EUR

NOTES