

Superb 3-hectare estate with lake views, spa facilities, B&B option and many extras

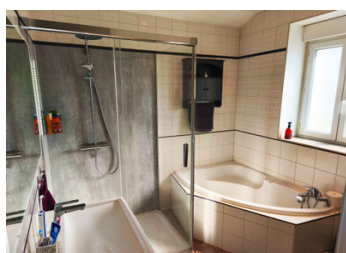


INFORMATION

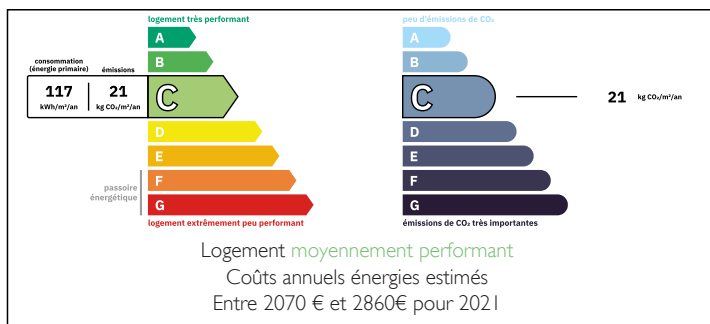
Town:	Noues de Sienne
Department:	Calvados
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	28032 m2

IN BRIEF

Experience luxury living at its finest: This exceptional estate offers approx. 185 sqm of elegant living space, featuring 4 refined bedrooms, an open designer kitchen, and a bright, spacious living and dining area with a fireplace. Set on approx. 3 hectares of fully fenced, park-like grounds with horse pastures, the property boasts breathtaking views over a shimmering lake and an adjacent golf course. Unwind in the large heated outdoor pool, relax in the Jacuzzi, or entertain in style with the high-end outdoor kitchen and panoramic terrace. A private boules court and a charming guest house complete this rare offering. A serene oasis – exclusive, prestigious, and truly one of a kind.



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.



LOCAL TAXES

Taxe foncière:	2268 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A stone house comprising:

- On the ground floor: entrance hall, bedroom with bathroom and toilet, study, living room with fireplace insert, lounge with fireplace, kitchen, toilet, boiler room.
- Upstairs: landing leading to 3 bedrooms, shower room with toilet, dressing room.

First outbuilding used as a garage.

Second outbuilding converted into a studio with a room on the ground floor with kitchenette and shower room and a bedroom on the first floor.

Swimming pool, outdoor kitchen, jacuzzi, pétanque court, carport, horse shelters.

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