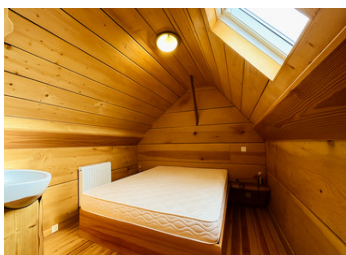


UNDER OFFER - Charming property with main house and independent guesthouse ideal for Holiday Rentals

EXCLUSIVE



INFORMATION

Town:	Sap-en-Auge
Department:	Orne
Bed:	4
Bath:	3
Floor:	137 m ²
Plot Size:	149 m ²

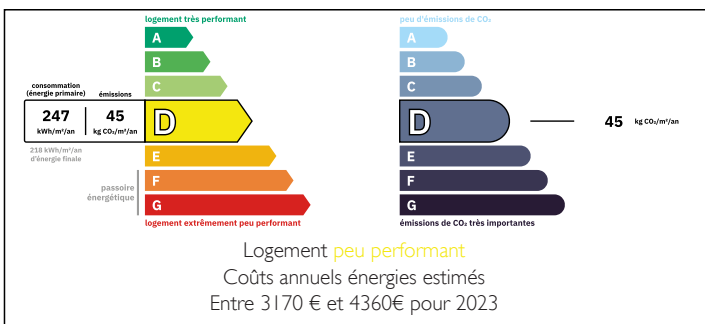
IN BRIEF

This property features a first main dwelling offering 100 m² of living space over two levels. The ground floor includes a kitchen, a living room with a stone fireplace (wood-burning stove), while the first floor offers two bedrooms, a bathroom, and separate toilets.

A second independent dwelling of 37 m² is accessible directly via an exterior staircase. Spread over two levels and designed in the style of a boat cabin, it is fully wood-panelled with various wood species.

The first level includes a fitted kitchen, a wood-burning stove, a small living area with a wooden table and bench, a bedroom with benches, tables and two built-in bunks. The converted attic features a sloping-roof bedroom, a shower room with toilet.

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 habitation: EUR

NOTES

DESCRIPTION

Stone, brick, and half-timbered residential house with slate roofing, comprising:

MAIN DWELLING

Ground floor:

- Fitted and equipped kitchen with sink, gas range with ovens, and terracotta tile flooring (18 m²);
- Storage area/landing under the staircase;
- Living room with stone fireplace (wood-burning stove) and wooden flooring (27 m²).

First floor – landing leading to:

- Two bedrooms (20 m² and 15 m²) with built-in wardrobes and wooden floors;
- Bathroom with washbasin, shower, and bathtub, terracotta tile flooring (8.5 m²);
- Separate WC with dressing table, basin, towel warmer, and terracotta tile flooring (4 m²);
- Attic over the entire floor area.

GUESTHOUSE / INDEPENDENT HOLIDAY COTTAGE

First floor:

- Open fitted kitchen with sink and wood-burning stove (12.5 m²);
- Living area with suspended wooden table and built-in bench seating (10 m²);
- Bedroom with two built-in wooden bunks, fixed benches, and fold-down table (6 m²).

Converted attic with landing leading to:

- Attic bedroom with washbasin (4 m²);
- Shower room with washbasin, shower, and WC (2.10 m²);
- Storage cupboard.

Ground floor:

- Separate cellar;
- Summer kitchen / boiler room with sink and terracotta tile flooring;
- Shower room with washbasin, shower, WC, and