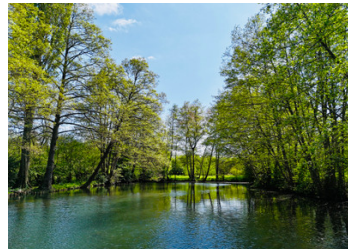


Property with house, private lake, landscaped garden and pastureland set on over one hectare in Calvados



INFORMATION

Town:	Saint-Pierre-en-Auge
Department:	Calvados
Bed:	2
Bath:	1
Floor:	53 m ²
Plot Size:	11203 m ²

IN BRIEF

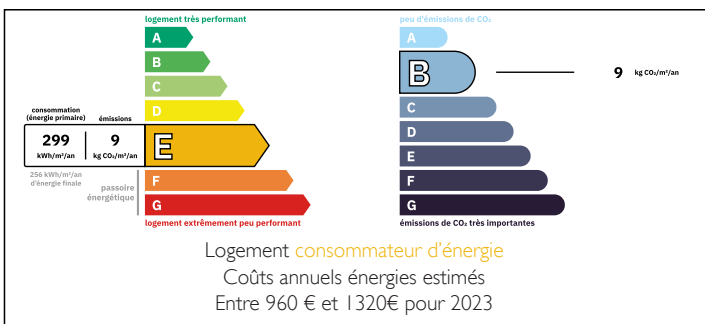
A rare opportunity to acquire a beautifully renovated traditional Norman cottage built of brick and timber framing, set within over one hectare of land featuring a private lake, landscaped gardens, and pastureland.

This charming south-facing cottage has been fully renovated and offers 53 m² of living space over two levels. The ground floor features a spacious living and dining area with a fireplace (wood-burning stove) and an open-plan kitchen, as well as a shower room with WC. Upstairs, there are two bedrooms.

Located in a peaceful hamlet in the heart of the Pays d'Auge, the property is just:

- 7 minutes from the market town of Livarot
- Less than 15 minutes from Saint-Pierre-sur-Dives (shops, markets, services)
- Under 50 km from Caen and the Normandy coast

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 house has been fully renovated and offers 53 m² of living space over two levels:

GROUND FLOOR:

- Entrance hall and hallway (6.3 m²)
- Shower room with WC (4 m²)
- Open-plan kitchen (9.3 m²)
- Bright living/dining room (20 m²) featuring: large stone fireplace with wood-burning stove - South-facing bay window
- Terracotta tiled flooring throughout

FIRST FLOOR (converted attic):

- Landing area with alcove cabin bed (5.6 m²)
- Dressing room (1.8 m²)
- Mezzanine bedroom (6 m²)
- Wooden flooring throughout

Individual drainage system compliant with regulations.

EXTERIOR FEATURES:

- Private lake of over 2,000 m² (approx. 2,400 m²), fed by a stream and freely stocked
- Landscaped garden surrounding the lake
- Approx. 7,000 m² of pastureland
- Footbridges allowing a full walk around the lake
- Mature, tree-filled grounds

An ideal holiday home, rental investment, or peaceful permanent residence

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

LOCAL TAXES

Taxe foncière: 747 EUR

Taxe habitation: EUR

NOTES