

Property complex with 310 m of living space, two 1-bed apartments (32 & 34 m) and 3890 m of land.

EXCLUSIVE



INFORMATION

Town:	Moult-Chicheboville
Department:	Calvados
Bed:	9
Bath:	5
Floor:	310 m2
Plot Size:	3890 m2

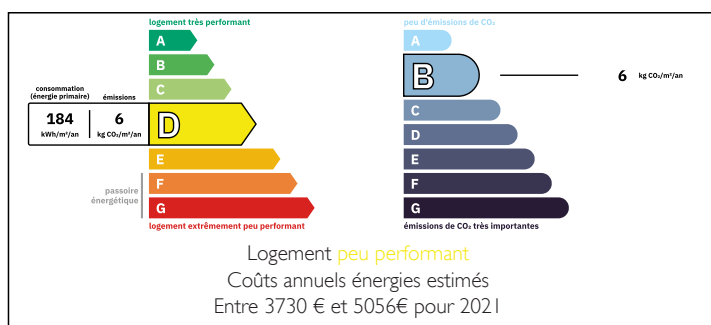
IN BRIEF

Just 2 minutes from Argences and 25 minutes from Caen, this beautiful, charming old property offers 310m² of living space, comprising a 244m² main house and two one-bedroom flats of 32m² and 34m²—both let as furnished annual rentals—set on 3,890m² of land, offering a wealth of possibilities: tourist activities, seasonal rentals, family accommodation...

The main house impresses with its spacious rooms, natural light and the care taken in its renovation: exposed beams, stonework, high-quality materials and meticulous finishes.

A 140m² barn completes this property, offering exceptional potential for creating holiday cottages, a reception area, a workshop or any other project.

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

This beautiful property comprises, on the ground floor:

- an entrance hall leading to a beautiful wooden staircase
- a 33m² dining room with open fireplace
- an 18m² kitchen
- a 20m² conservatory
- a toilet
- a 27m² living room with open fireplace
- a 10m² study
- a boiler room

On the first floor:

- a 50m² master bedroom with a walk-in wardrobe, bathroom and separate toilet
- 2 bedrooms of 18m² and 15m²
- a shower room

On the second floor:

- 4 bedrooms of approximately 9m² (Carrez Law)
- a bathroom

The two studio flats on the east side of the house comprise a living room with kitchenette, a bedroom and a bathroom.

A 140m² barn divided into storage space, a garage and a workshop

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

LOCAL TAXES

Taxe foncière: 2750 EUR

NOTES