

230m2 house, 1 kitchen, 3 shower rooms, 1 dining room, 2 lounges, 6 bedrooms on 900m2 of land



INFORMATION

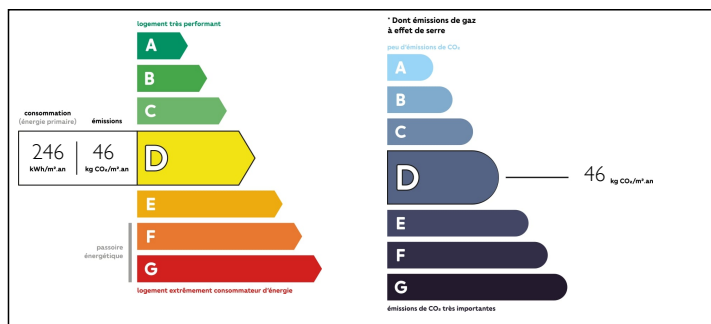
Town:	Cresserons
Department:	Calvados
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	970 m2



IN BRIEF

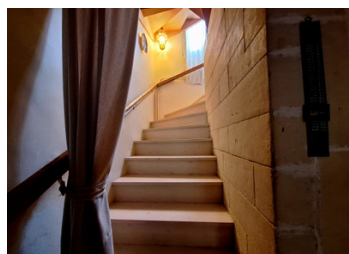
Beautiful 230m2 mansion located between Caen and the sea, offering a privileged location for a family home, guest house or professional project between sea and countryside, as it is the union of two houses that communicate but retain their independence. Set in 900m2 of grounds planted with trees and flowers, it will appeal to lovers of stone, terracotta floor tiles and old fireplaces.

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

On the first floor of this beautiful home, you'll find a dining room extended by a fitted kitchen, a living room with fireplace, beams and floor tiles. A fine stone staircase leads to the second floor, with 2 bedrooms of 15 and 13 m², a corridor with cupboards and a bathroom.

A second staircase takes you to the second floor, where you'll find a bedroom (dormitory and playroom) of approx. 23m², followed by another bedroom of 17m² and a smaller one of 7m². This floor also features a large bathroom with toilet.

The tour continues with another staircase leading down to the second floor of this second house, which opens onto a lovely, light-filled bedroom with fireplace, bathroom and toilet.

Finally, the ground floor of this 2nd house offers access to the garden, a shower room and a lovely 25m² living room with exposed beams and fireplace.

Outside, a beautiful garden, a porch that can be used as a garage, a lean-to and a woodshed.

Modernization work is planned, but this beautiful property offers you the possibility of living in it while renovating it!!!

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

LOCAL TAXES

Taxe foncière: 1602 EUR

NOTES