



House with character

PONT L'EVEQUE (14)

950 000 €\*

\* Agency fees to be paid by the seller



270 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

A few minutes from Pont l'Evêque, in a popular village in the Pays d'Auge, on a plot of 5000 m<sup>2</sup>, quiet and well exposed, a group of houses of exceptional construction quality, entirely made with old materials in a remarkable execution. The main house of approximately 180m<sup>2</sup> is built in typical Norman half-timbering. It comprises on the ground floor: a living room with fireplace, a dining room with a beautiful stone fireplace, a fitted kitchen, a laundry room and an office (or bedroom) and WC. Beautiful old terracotta tiles on the floor and exposed stones perfectly harmonize the style of the house. From the entrance, a beautiful staircase leads to the first floor which includes: 3 large bedrooms (whose sloping ceilings are not a problem), toilets, a shower room and a bathroom. On one level from the living rooms, a large terrace gives access to the land as well as to the covered swimming pool (can be covered) heated by a heat pump and backed by a beautiful stone wall which includes the pool house. Geothermal heating offers an undeniable advantage for the very low annual consumption. The whole house is in perfect condition.

The second house of approximately 70 m<sup>2</sup> includes garages for several vehicles and independent access to the first floor which includes a living room with kitchen, WC and shower room as well as a bedroom. It can be used as a guest house or as a possible rental report. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

## COMPOSITION

Number of rooms .....	8
Number of bedrooms .....	5
Number of bathrooms .....	1
Toilets count .....	3
Washrooms .....	2
Terrace .....	1

## DPE/GES

DPE .....	82
GES .....	2

## APPENDIX

Parking .....	extérieur
Parking space .....	10
Videophone .....	Non

## SERVICES

Heater .....	géothermie
Heater .....	pompe à chaleur
Heater .....	bois
Kitchen .....	aménagée
Swimming-pool .....	Yes

## GENERAL

Reference .....	802213
Property type .....	House with character
Exposure .....	S-W
View .....	Vue sur Jardin

## SURFACES

Living space .....	270 m²
Land surface .....	5000 m²



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