



House

LIVAROT PAYS D'AUGE (14)

237 000 €*

* Agency fees to be paid by the seller



88 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Come and discover this beautiful property made up of two houses and an outbuilding on magnificent land of more than 1600m². The main brick house in Pays d'Auge offers you on the ground floor a fitted kitchen with wood insert, a small room, a laundry room with toilets. On the first floor, the landing serves two bedrooms, a bathroom and toilets. The second floor benefits from two additional bedrooms. The second house is an old renovated outbuilding with a large room of more than 30m² on the ground floor and two bedrooms and a bathroom, WC upstairs. Another outbuilding consists of several spaces, which can be used as a workshop, henhouse, boiler room... and in one of the spaces, there is an old bread oven!! This beautiful real estate complex will also seduce you with its diverse exterior: flowers, vegetable garden, a greenhouse, ;;; and above all a breathtaking view of the beautiful valleys of the Pays d'Auge. Fees are the responsibility of the seller. Housing with excessive energy consumption: class F
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!



**Guillaume
DESJARDINS**

VIMOUTIERS (61120)

Agent

RSAC : 421 506 544 00038

Courts service city :
ALENCON

(+33)7 60 63 67 46

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848010
Property type House
Year of construction 1900
Exposure South
View Vue dégagée, Panoramique

SURFACES

Living space 88 m²
Land surface 1673 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Number of bathrooms 1
Toilets count 2

DPE/GES

DPE 409
GES 82

APPENDIX

Parking extérieur
Parking space 2
Garage 1
Videophone Non

SERVICES

Heater fuel
Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle