

Cottage to renovate with 2 outbuildings and land situated close to the village of Vassy and Condé sur Noireau.

**EXCLUSIVE**

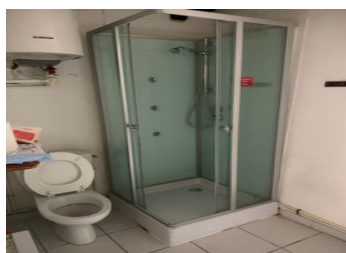


## INFORMATION

Town:	Terres de Druance
Department:	Calvados
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	4600 m2

## IN BRIEF

This pretty stone cottage is located in the small village of Saint Vigor des Mezerets, close to Vassy and Condé sur Noireau. There are 2 stone outbuildings and just over an acre of land. The property sits back from the road up a small track, a rural but not isolated location on the outskirts of a small village, the closest amenities can be found in Vassy and the town of Vire is just 20 minutes away offering a variety of bakeries, cafés, restaurants and a direct train to Paris. The closest Ferry is the port of Ouistreham which is under an hour away.



## 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 ground floor of the house has been partly renovated, there is a sitting room with exposed beams, stone walls, a fireplace and tiled floor. Next to the sitting room is a small kitchen, a bathroom with shower and W.C. and a large bedroom. There is also a garage and a wood store on the end of the house. Outside there are 2 large stone outbuildings and a paddock.

The house is connected to mains water and electricity and has a septic tank.

A pretty little cottage with lots of potential.

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

## NOTES