

A simply beautiful house in the country.

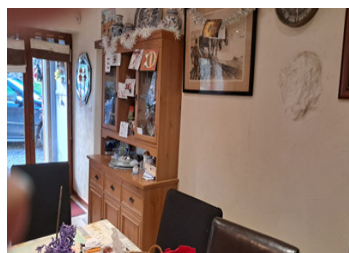


INFORMATION

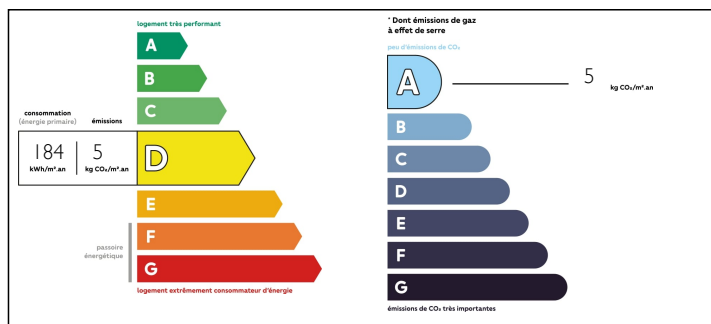
Town:	Vire Normandie
Department:	Calvados
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	4961 m2

IN BRIEF

A super property to tempt you to buy your forever home in France. It has so much going for it in terms of space, land, outbuildings, private parking and a little seclusion but just 4 kms from one your local grocery store in one of the busiest Normandie market towns, Vire, situated on the main train line to Paris. Ideal for all the family.



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

A stone and breeze block house with a slate roof comprising:-

On the ground floor; a kitchen cum dining room, a living room, a veranda, a WC, a laundry room.

On the first floor;

A bedroom with bathroom with WC and dressing room attached, two other bedrooms and another bathroom with WC, a landing and a staircase leading to the attic.

Outside there is an outbuilding in two parts, a double garage and land with a driveway.

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

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES