

Located in the stunning area of Swiss Normandie, close to the village of Clécly.

## EXCLUSIVE



## INFORMATION

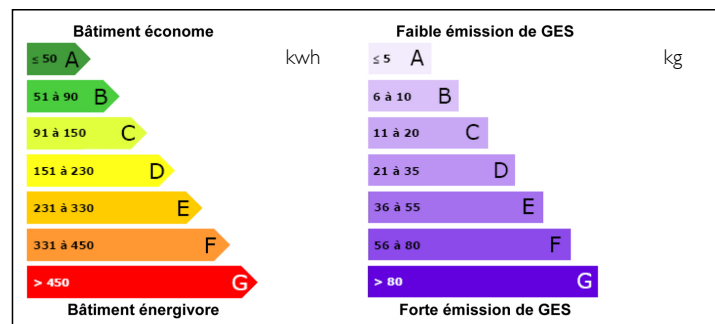
Town:	Clécly
Department:	Calvados
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	2040 m2

## IN BRIEF

This charming house is located in the heart of Swiss Normandie surrounded by beautiful views and landscapes. Perfect for the outdoor enthusiast with many activities on the doorstep including extensive walking and cycling tracks, rock climbing, paragliding, horse riding, water sports and an 18 hole golf course to name a few! The village of Clécly is only a few km's away where you can enjoy the cafés and restaurants situated along the banks of the river Orne. The property is a semi detached house but it is possible to buy the house next door which is currently for sale with us, providing huge potential as a gites/B&B business.



## 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 main door leads into a sitting room/kitchen and dinning area with a wood burner; there are doors which lead outside to the rear gardens.

On the first floor there is a landing a W.C., 3 bedrooms, a bathroom with a shower and W.C.

On the second floor there is a master bedroom, a bathroom with a shower and W.C. and an attic/utility area with electricity and water so ideal for washing machine/tumble dryer as well as second fridge or freezer.

There is a gravelled shared area to the front of the property providing plenty of parking space and a small stone building to the front of the house perfect for storing wood, outdoor furniture or bicycles.

Spacious gardens with lots of potential for garden enthusiasts.

## NOTES

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