

Gentlemen house with beautiful gardens positioned on the edge of a small village close to Vassy.

EXCLUSIVE



INFORMATION

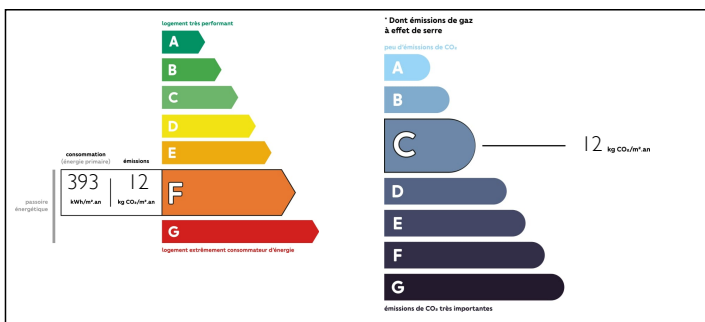
Town:	Terres de Druance
Department:	Calvados
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	4055 m2

IN BRIEF

UNDER OFFER. This very attractive Maison de Maitre sits just outside a small village between Vassy and Condé sur Noireau. The house is situated up a private gated driveway set back from the road with beautiful gardens that wrap around the house and extend to the rear of the property. Situated close to the Swiss Normandy offering plenty of outdoor activities and bridleways to explore. The house has big and bright rooms offering plenty of living space and 4 big bedrooms on the first floor. A spacious family home with plenty of room inside and out.



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 front door leads into a small hallway with stairs leading up to the first floor.

The large open plan living and dining room has a wood burning stove and windows that look out onto the rear gardens as well as double french doors to the front of the house. A door leads into a large utility and cloak room area with a W.C. and a door to the rear of the property.

The kitchen is open plan and includes a second spacious dining room and /or breakfast room.

On the first floor there is a landing with 4 generous bedrooms and a family bathroom.

Outside there are 2 outbuildings and impressive gardens that extend well out to the rear of the property.

An attractive village property within a short driveaway from all amenities.

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