

A 3 bedroom stone house set in a stunning rural location yet close to the popular market town of Vire.

EXCLUSIVE



INFORMATION

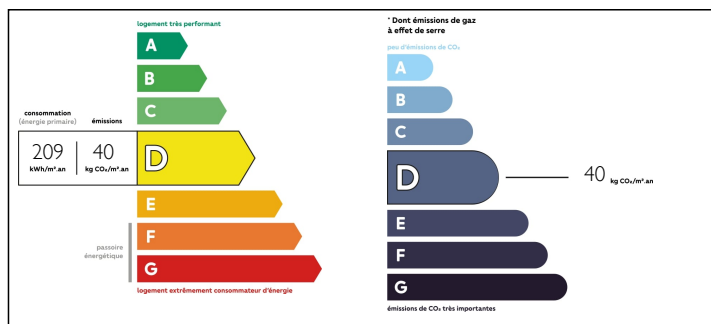
Town:	Valdallière
Department:	Calvados
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	5500 m2

IN BRIEF

This charming stone house is set in a rural position with no close neighbours. The property is set back from the road and has just over half a hectare of land, an incredibly peaceful setting surrounded by countryside views. The property sits just outside the village of Saint Charles de Percy and is approximately 10 minutes to the town of Vire.



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 property sits off a small country lane, with a long driveway through a little orchard and mature gardens which are mostly laid to lawn.

On the ground floor of the house is a semi open plan kitchen/dining room with exposed stone walls and beams and a wood burning stove. A large and light sitting room with triple aspect windows and a second wood stove. There is also a small utility room with space for white goods and a door to the rear of the house.

Upstairs there are 3 bedrooms, a family bathroom and a shower room.

The house has central heating throughout as well as double glazed windows.

Outside there is a garage/workshop which has electricity and is fully insulated; against the garage is a lean to wood store and extra outdoor storage space.

An attractive house full of charm in an idyllic setting; plenty more photos on request.

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES