

An attractive and spacious stone house located close to the town of Vire and Saint Sever, Calvados.

EXCLUSIVE



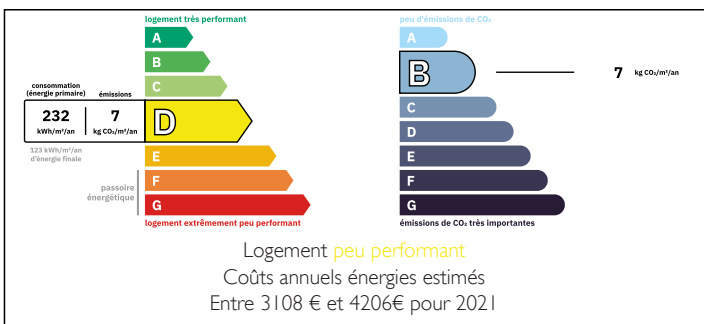
INFORMATION

Town:	Vire Normandie
Department:	Calvados
Bed:	6
Bath:	4
Floor:	245 m2
Plot Size:	2980 m2

IN BRIEF

A stunning house with plenty of space located in a quiet hamlet just north of the town of Vire. The property currently offers a total of six bedrooms. Five are located in the main house, complemented by a charming self-contained annexe comprising a cosy sitting room/snug, a bathroom and an upstairs bedroom. This versatile layout lends itself to a variety of uses, whether as a potential B&B, for extended family living, or for hosting guests in comfort and privacy. The house is spacious and is situated in a small, peaceful hamlet just outside a village.

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 comprises a spacious and light-filled kitchen/dining room, a generous sitting room with fireplace, a shower room with WC, and a utility room with access to the rear of the property. Also located on this level is a section that could be arranged as a private annexe if desired, offering a sitting room, bathroom and utility space, with a bedroom on the first floor. The main staircase rises from the kitchen to the first floor, where a corridor serves three bedrooms, two of which benefit from en suite shower rooms. A further staircase leads to the second floor, which provides two additional bedrooms set under the eaves, along with a shower room.

The property is heated by electric radiators and a wood-burning fireplace in the sitting room and benefits from an energy performance rating of D. The garden is mainly laid to lawn and enjoys pleasant countryside views. Ideally located within easy reach of the town of Vire.

Many more photos on request.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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