

A beautiful renovated stone 4 bedroom house, located close to the village of Rully.



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Valdallière |
| Department: | Calvados    |
| Bed:        | 4           |
| Bath:       | 2           |
| Floor:      | 152 m2      |
| Plot Size:  | 1150 m2     |

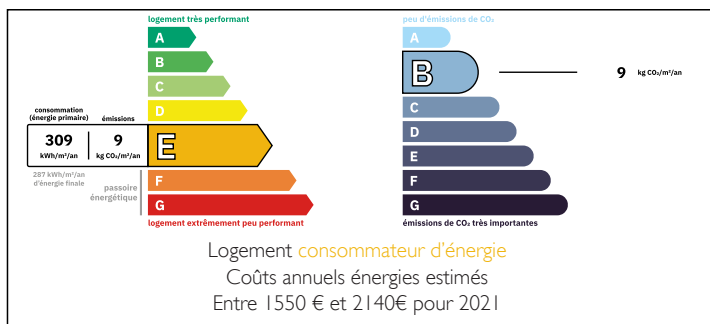
## IN BRIEF

OFFER ACCEPTED This 4 bedroom property has been lovingly renovated, a lot of the original features have been kept creating a homely and inviting 'cottage feel' to the house.

The property is located in a small hamlet approximately 5 kms from Vassy and about 20 minutes from both Vire and Flers.



## 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 of the property leads straight into the kitchen; next to the kitchen is the large dining room with two overlooking mezzanines on the first floor. A few steps down from the dining room is the sitting room with beams and exposed stone work and a wood burning fire. There is also a W.C. on the ground floor.

The first floor of the house is split into two sides, with access from the kitchen to the left hand side where there is a bedroom and bathroom with a W.C. The right hand side of the property has stairs leading up out of the dining room to a landing space, bedroom and bathroom with a bath, shower and W.C.

The second floor has two further bedrooms with an adjoining attic/storage space between them. Outside there are two small garden sheds and garden that wraps around the house of just over 1000m2.

## LOCAL TAXES

Taxe foncière: 470 EUR

Taxe habitation: EUR

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

## NOTES