

Charming 2 bed cottage with a spacious garden, close to the village of Vassy.



INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	2
Bath:	1
Floor:	42 m ²
Plot Size:	1000 m ²

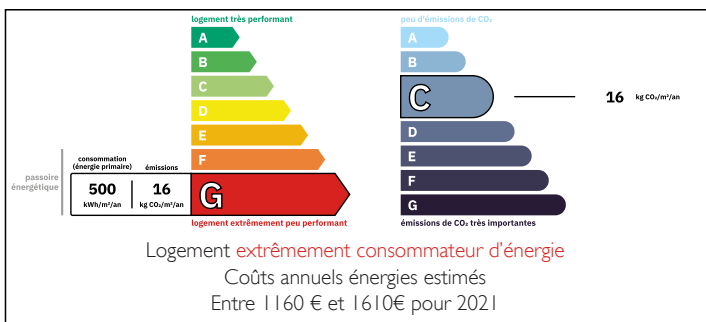


IN BRIEF

UNDER OFFER This very pretty cottage is located in a little hamlet just outside the village of Vassy. The property is the perfect lock up and leave holiday home or simply a cosy family home close to a lively village with everyday amenities. Slightly further away are the towns of Condé sur Noireau, Vire and Flers providing a choice of larger shops, restaurants and direct trainlines to Paris.

The popular and stunning location of Swiss Normandy is very close by, hugely sought after all year round for it's array of breathtaking footpaths and scenery. From the doorstep you can pick up these paths including the ancient Pilgrim's way, that can take you as far as the Mont Saint Michel.

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 has a large open plan kitchen and dining room and a cosy sitting room with a wood burning fire. Upstairs is a bathroom and 2 bedrooms one of which has a door that leads out onto a little balcony with stone steps down to the garden.

Outside there is a large terraced area as well as a generous mature garden.

The property has gates and is completely fenced.

On the side of the house is a little garden shed perfect for garden tools and lawn mower.

A smaller property but bursting with character and charm, this lovely well maintained cottage is a little gem; don't hesitate to get in touch for more photos and information.

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

LOCAL TAXES

Taxe foncière: 283 EUR

Taxe habitation: EUR

NOTES