

A stunning 24 acre estate comprising renovated family home, gite, lake and land for horses close to Vire

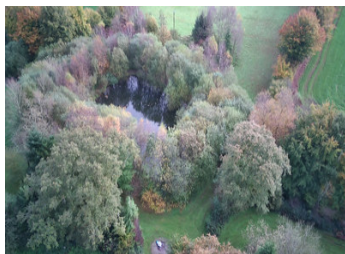


INFORMATION

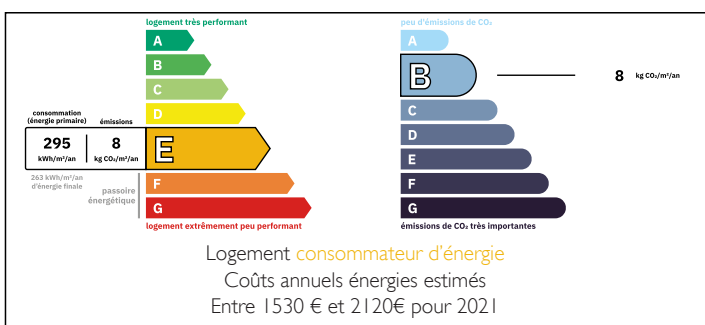
Town:	Vire Normandie
Department:	Calvados
Bed:	7
Bath:	5
Floor:	250 m2
Plot Size:	96000 m2

IN BRIEF

A large estate of 24 acres comprising a character, detached family home with 4 bedrooms renovated to a very high standard with panoramic views of the rolling hills, a separate 3 bedroom detached gite ideal for holiday letting, a fishing lake and acres of land ideal for horses or a self sufficiency project all within minutes of local amenities and just an hour to the ferry terminal at Caen.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This property has an incredible amount to offer. Access down a private driveway the property is secluded from the local road and is comprised of:

MAIN FAMILY HOME

A traditional farmhouse house property built in local stone comprising:

On the ground floor an entrance lobby leading to the fully equipped high specification luxury kitchen with it's large central island, plenty of workspace and storage space and definitely the hub of the home. A doorway leads to the large family lounge with its woodburner and doors leading to the raised wooden terrace from which there are panoramic views of the land.

Stairs from the kitchen lead to the first floor with its bedroom and ensuite shower room/WC and a further set of stairs from the lounge lead to two further family bedrooms and a shower room.

A further set of stairs lead from the first floor to the second floor and a stunning master bedroom suite comprising a luxury bedroom, ensuite bathroom with WC and a large dressing room separating the bedroom from the bathroom. The whole of the second floor is given over to this beautifully crafted suite.

Throughout this main home great care and attention has been taken to preserve the character of the property with exposed beams evident throughout the property. A beautiful family home with no works required.

GITE

The independent gite is located further into the estate offering a completely private environment including a beautifully private garden area. Again, this property has been...