

Pretty stone longère/bungalow, located in a quiet hamlet and only 12kms from the town of Vire.



INFORMATION

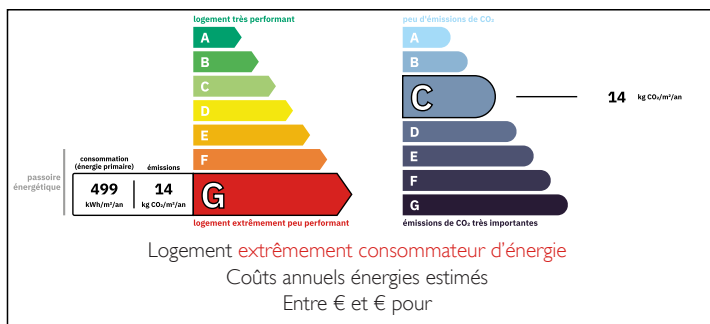
Town:	Valdallière
Department:	Calvados
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	3500 m2

IN BRIEF

UNDER OFFER This pretty cottage is located in a quiet hamlet close to the village of Estré and approx 10 minutes to the town of Vire. The property has been very well renovated and is ready to move into. The large garden is just under an acre and is laid to lawn. A super property not to be missed!



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 is all on one level:

The front door leads into an open plan kitchen/dining/sitting room with a wood burning fire. There are two bedrooms and a bathroom as well as a walk in pantry/storage room. A third bedroom is located independently from the main part of the house, ideal as a studio, office or separate accommodation for visiting guests.

The attached barn provides ample storage space for garden equipment which also could be renovated to create more habitable space following building regulations.

A large garden of 3500m2 ripe for landscaping with super views across the valley this property is the ideal holiday or family home.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES