

Located between Bény Bocage and Campeaux, 3 bedroom stone house with fantastic views.

EXCLUSIVE



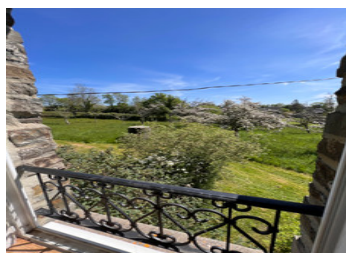
INFORMATION

Town:	Soulevre en Bocage
Department:	Calvados
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	5000 m2

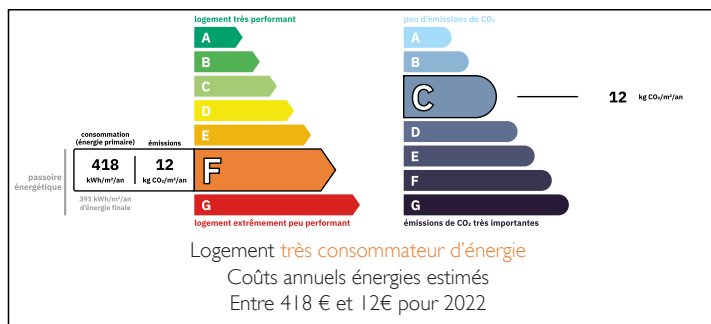
IN BRIEF

OFFER ACCEPTED This pretty stone house has a perfect elevated position offering great views of the Normandy countryside. Set in a little hamlet, the property is located close to Bény Bocage and the village of Campeaux. The popular town of Vire is approximately 20km away.

The house is surrounded by it's land part of which is a small orchard. The house has been part renovated and there is potential to extend.



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 house comprises of, on the ground floor; a kitchen, bedroom, shower and W.C., access to a utility/ storage area and attached outbuilding/barn. On the first floor there is a large living room and access through to a bathroom and bedroom. The attic has been renovated to create a large bedroom.

The land surrounds the house; there is a well and a pretty little orchard to the front. Lots of potential with this property perfect as either a holiday home or permanent home.

Located in a slightly elevated position in a small hamlet with bridleways on the doorstep.

Plenty more photos on request.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES