

Ref: A34012RBR14

Price: 24 600 EUR

agency fees to be paid by the seller

Water and electricity nearby. Drainage to be installed. A complete renovation. CU to be requested.













### **ENERGY - DPE**

DPE not required.

# INFORMATION

Town: Valdallière

Department: Calvados

Bed: 0

Bath: 0

Floor: 0 m2

Plot Size: 7818 m<sup>2</sup>

### IN BRIEF

A superb renovation project to undertake.

Not for the feint hearted everything to do. Land adjoining 3 buildings and a south facing aspect in the rural normandie country side.

There are 2 buildings which are ready for renovation both where a barn is attached to the them.

One project probably easier than the other though ask a professional builder.

Planning permission is needed with a "permis de Constuire" - a "CUb Exploration" can be obtained before submitting plans. Anyone can apply for a CUb Exploration.

There are neighbours at 100 yards. Views from the house are to the south. The house is situated close

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.

Vire a 18,9kms

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## LOCAL TAXES

Taxe habitation:

**EUR** 

### DESCRIPTION

Terrain agriculture avec 3 dependances en face sud. Eau et electricité en proxmité.

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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