

A rare opportunity to purchase a delightful and engaging home for family, friends and horses, XIXe century.



INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	20980 m2

IN BRIEF

Set in 2 hectares of greenery, this is an exceptional residence where the authentic charm of 1900 meets modern comfort. Located near Vire, just 5 minutes away, this property combines the cachet of yesteryear with quality features. It offers a spacious living environment, perfect for a main or second home.

Friendly living space: bright double living room with built-in bar and fully equipped kitchen.

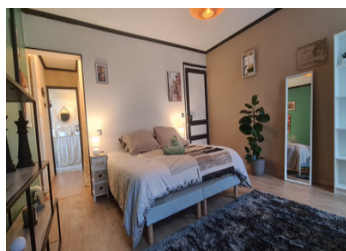
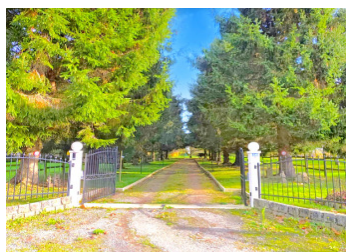
Elegant suites: Upstairs, three large master suites offer comfort and privacy.

Family space: A second level houses two children's bedrooms and a central lounge.

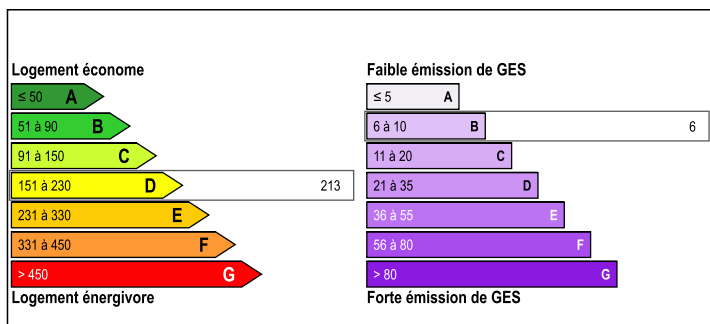
An enchanting exterior: The 2-hectare wooded park is an invitation to relax and has an ideal area for accommodating horses.

Wellness and leisure: Enjoy a jacuzzi area and gym for absolute comfort and a swimming pool along with petanque.

Caretaker's cottage: A 70 m² outbuilding with



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 foncière: 480 EUR

DESCRIPTION

A stone, slate-roofed dwelling comprising : -
on the garden level, a basement containing the geothermal heating system.

on the ground floor, an entrance hall, WC and a corridor that opens onto a living area comprising a bar, a fitted kitchen, a dining room and a lounge that opens onto a south-facing terrace.

On the first floor are three large master bedrooms, each with en-suite WC giving comfort and privacy.

On the second floor, a central lounge and two adjoining children's bedrooms.

Outside: two driveways, wooded grounds, jacuzzi area, sports room, garage, and a building currently being renovated for a cinema, a further building on the grounds to be renovated with constructibility approved, a detached caretaker's cottage with enclosed garden and terrace. Land all around, all mentioned and all fenced ideal for horses.

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

NOTES