

A super detached large stone house with 4 bedrooms, and lettable holiday flat. **LARGE REDUCTION.**



INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	3
Floor:	153 m2
Plot Size:	4193 m2

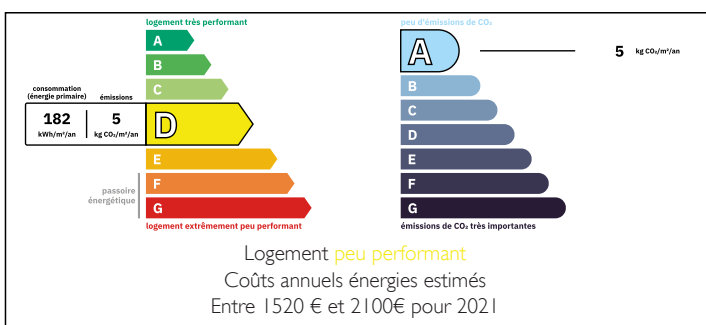
IN BRIEF

This large, beautiful detached stone house, with its 4 bedrooms, 3 bathrooms and 2 comfortable living rooms, offers plenty of space and the potential for an absolute dream home. No renovation required and only 65 minutes by car to the west or north coast beaches.

The large garden with its long views of the meadows invites you to relax and offers endless possibilities. Vegetable and fruit growing, beautiful and varied flower beds, hens for breakfast eggs, barbecue area, children's play paradise and much more. Give free rein to your creativity and desires.

The house also has a small, comfortable holiday flat on the first floor with a small kitchen and dining area, a bathroom with shower and a bedroom. Ideal for visits from family and friends or as a holiday rental. The house has very good insulation, double glazing, one fine...

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

A stone-built, slate-roofed dwelling house: Ground floor: Shower room and WC, utility room, kitchen/dining room followed by a sitting room with wood-burning stove, followed by a bedroom with dressing room. First floor: A landing accessed by a staircase, entrance to the flat within via the landing, kitchen/dining room, shower room and WC, bedroom. 2 further bedrooms off the landing, a small cupboard, bathroom with WC. Attic above.

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