

Ideal equestrian property with house, land and outbuilding with over 7.5 hectares of land, close to Vire.



## INFORMATION

Town:	Vire Normandie
Department:	Calvados
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	75742 m2



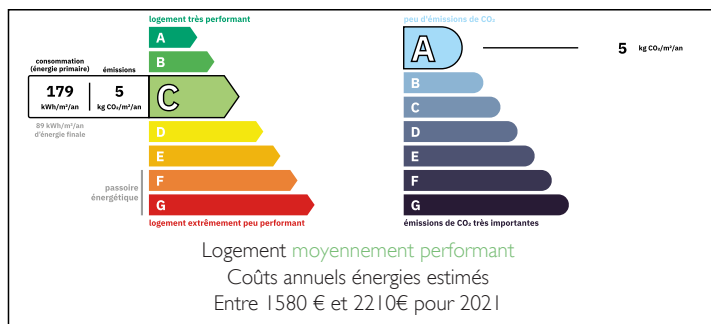
## IN BRIEF

Rare Equestrian Property with Over 7 Hectares of Land – A Must-See!

This unique property offers a fantastic opportunity for equestrian enthusiasts, with over 7 hectares of land and bridleways just steps from the house, providing almost direct access to the famous "Voie Verte" trail, which runs all the way to Mont Saint-Michel. The charming house features 3 bedrooms, including one on the ground floor, and is located in a peaceful hamlet, approximately 12km from the town of Vire and Sourdeval. The stunning forest of Saint Sever is approximately 10kms away and the Golf Course and Lac de la D'athee of Vire is also within close proximity.

The property also boasts an impressive "C" rating on the DPE, offering great energy efficiency.

## ENERGY - DPE



Don't miss out on this exceptional property with

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

This delightful property offers a spacious, open-plan living area on the ground floor, combining a kitchen, dining room, and sitting room, all filled with natural light thanks to large glass doors that open directly onto the terrace. A beautiful granite open fireplace adds character and warmth to the space. The ground floor also features a practical entrance area with direct access to a shower room and WC, as well as a large utility room. There is an additional room on this level that could easily serve as a bedroom.

Upstairs, you'll find two further bedrooms, a bathroom, and a separate WC. The house benefits from an impressive "C" rating for the DPE, offering excellent energy efficiency with good insulation and double-glazed windows throughout. The septic tank has also been recently updated.

Just a short distance from the main house is a stone outbuilding (approx. 45m<sup>2</sup>) with electricity and water, currently used as a tack/feed/storage barn. The land is divided into several paddocks, some with field shelters, a hanger, and space for an outdoor riding school. Much of the land offers stunning views over the Vire Valley, and with direct access to numerous bridleways, the property is perfectly suited for equestrian use.

With so much potential and a variety of possibilities, this property is an absolute must-see for anyone seeking an idyllic country retreat with excellent equestrian facilities.

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

## LOCAL TAXES

Taxe foncière:

1300 EUR

## NOTES