



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. 45m²) 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.

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

Taxe habitation: EUR

NOTES