

A rare opportunity to acquire a substantial home with a gîte and a range of outbuildings.

EXCLUSIVE



## INFORMATION

Town:	Vire Normandie
Department:	Calvados
Bed:	7
Bath:	2
Floor:	293 m2
Plot Size:	3193 m2

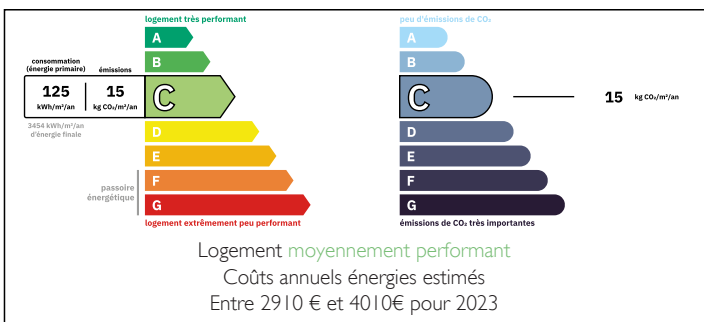
## IN BRIEF

This exceptional home is a true favourite, featuring high-quality finishes and carefully chosen materials throughout. The owners have successfully preserved the soul of the old building, with authentic details such as original cattle rings still embedded in the stone walls. The house is ready to welcome you—simply move in and start living.

From the moment you step inside, the warm and inviting living room takes your breath away. It opens onto an elegant, well-defined kitchen and dining area, creating a harmonious and welcoming living space.

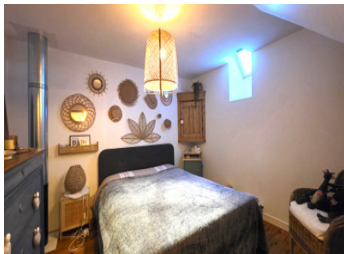
Thanks to its layout, the property lends itself perfectly to a wide range of projects: a tourism venture, guest house (with each area fully independent), an intergenerational family home, a blended family with many children, or even a liberal profession—where the gîte could easily be converted into an office to receive clients. The possibilities are...

## ENERGY - DPE



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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

Leggett Immobilier presents a property complex located in the Bocage Virois countryside, in a cul-de-sac, 15 minutes from Vire, with a total surface area of 293 m<sup>2</sup>, renovated from a slate-roofed agricultural building, which is laid out as follows:

The main house, with a surface area of 222 m<sup>2</sup>, comprises:

On the ground floor: a kitchen, a pantry, a toilet, a dining area with a pellet stove (connected to Wi-Fi and remotely programmable), a living/dining room of 45 m<sup>2</sup> with a wood/pellet combination stove (connected to Wi-Fi and remotely programmable). Two separate staircases lead to the upper floors.

On the first floor: 4 bedrooms, 2 library landings, 1 bathroom with sink, bathtub, shower, and toilet, and a second bathroom (currently unfinished).

On the second floor: 2 mezzanine bedrooms with storage space, one of which is currently used as a sewing studio.

The 71 m<sup>2</sup> gîte comprises:

On the ground floor: a hallway leading to a dining area, a bathroom with sink, bathtub, and toilet, 2 bedrooms that can be used as a living room or relaxation area, a luggage room, and a staircase leading to the upper floor.

On the first floor: a relaxation area that can be used as a living room, bedroom, or playroom.

A pull-down staircase leads to the attic.

On the second floor: an attic.

Each dwelling has its own gas boiler (underground tank).

Instantaneous, off-grid solar panels have been installed on the main house for personal electricity consumption. Fiber optic internet is installed and operational. Regarding sanitation, a septic...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES