

Stunning, tranquil property recently renovated, offering flexible living or gite business with 2 barns & land.

EXCLUSIVE



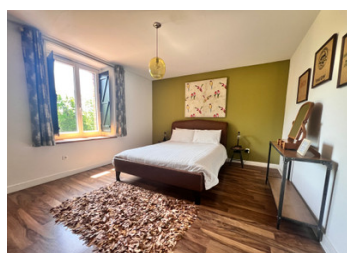
INFORMATION

Town:	Les Monts d'Aunay
Department:	Calvados
Bed:	7
Bath:	0
Floor:	324 m2
Plot Size:	10038 m2

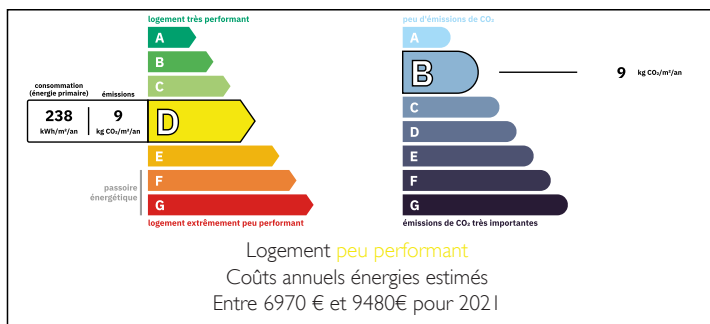
IN BRIEF

This beautiful and exceptionally well-maintained property comprises a spacious, light-filled main residence with 3 bedrooms, 3 bathrooms and an attic plus an adjoining property with 5 bedrooms, 3 bathrooms, plus an attic family room. An internal connecting door means the property can easily function as one substantial family home, making it ideal for multi-generational living, as a gite business or even as an expanded wedding business.

Currently run as a successful 14-person gite business for the past eight years, providing a well-established income opportunity for those wishing to continue its success. The flexible layout of the house layout offers a range of lifestyle choices depending on whether it's used as a single property or as two properties for business and lifestyle purposes.



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

Set in a calm and private position away from the road, the property also benefits from two stone outbuildings which provide excellent storage for garden equipment and offer potential for renovation projects to expand or change the business subject to the necessary permissions. The attractive gardens and fire-pit area are mainly laid to lawn and are beautifully manicured and lie at the head of a field and car parking area. There is also a separate gravel driveway in front of the property for ease of access. The entire property is surrounded by fields on all sides.

Ideally located just outside a small village and within easy reach of the towns of Aunay-sur-Odon and Vire, this is a versatile property in a peaceful countryside setting, which will not disappoint!

The smaller of the two ends of the property comprises a sitting room, kitchen, recently renovated ground-floor bedroom with en-suite bathroom, which could also be used as an office. Upstairs are two bedrooms, one with an en-suite bathroom and modern free standing bath, together with a further family bathroom. This side of the property also has its own private garden with a large, raised decking area with stunning views across the fields and fenced screens for privacy. This side of the property has been recently renovated to a high, modern standard.

The larger side of the property, currently operating as a gite business for up to 14 people, features a large sitting room, spacious kitchen, adjoining games room...

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