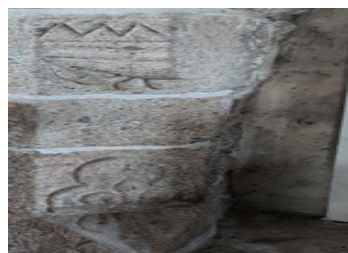
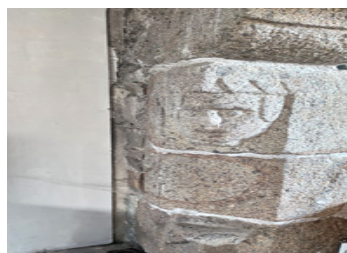
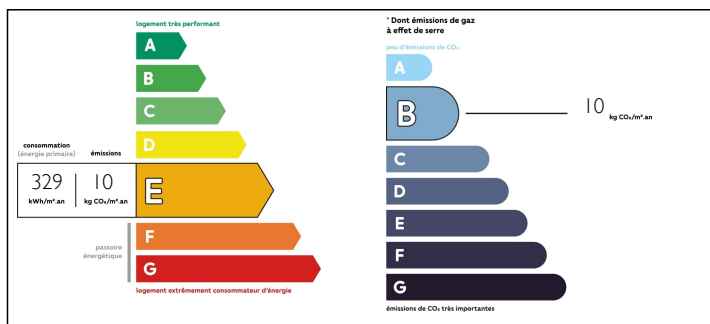


A house and a project for a good DIY-er or a builder.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	824 m2

IN BRIEF

This house has a distinctive grand fireplace, a central feature of the kitchen, which indicates the original stones were laid in the 16th or 17th Century. Look no further for a little project with great potential. It is situated on the main route Vire Aunay towards Caen and the port of Ouistreham for cross channel ferries. Here exists a good opportunity to upgrade this property for a new life in France or simply to use as a holiday base to explore France. The nearest train stations are at Vire to Paris or the west coast and Flers. It is also in proximity of the shops, hospitals, dentists as here below and :- Hypermarché : 15.1km, Supermarché : 7.1km, Bricolage : 6.3km and medical issues for man and dog as here :-Hôpital : 12.5km, Pharmacie: 6.7km, Lab d'analysis : 13.3km, Maternité : 21.7km, Spécialiste : 6.6km, Dentiste ...

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 house built partly in stone and partly in concrete blocks. The roof is covered in bitumen sheets.
On the ground floor - a kitchen with large fireplace, a living room, a bathroom with WC.
Upstairs ; a large attic room.
Outside ; land with a large container on site.

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

NOTES