

Perfect for equestrians; this pretty 4 bed stone house, stables and land located between Aunay sur Odon & Vire



INFORMATION

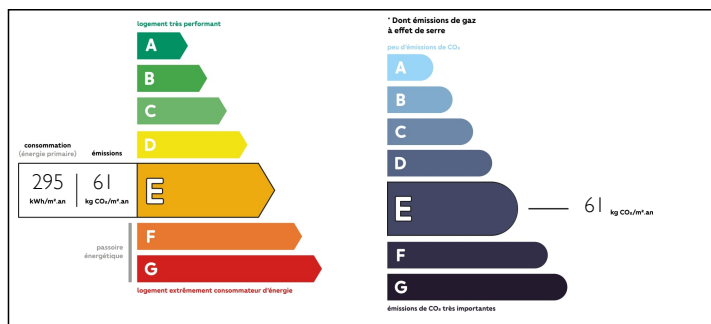
Town:	Périgny
Department:	Calvados
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	30200 m2

IN BRIEF

This super property is every equestrians paradise; the 4 bedroom stone house looks out onto the 3 hectares of land. All of the paddocks are fenced and some have post and rail fencing. Currently split into 2 larger fields, a smaller paddock next to the house and an arena. Next to the house is a large outbuilding with 8 loose boxes (all with automatic water feeders) a feed and tack room and a huge storage area above for straw and hay. The building has large lean-to at the side and rear suitable for tractors, machinery and enough space for a horse box. The property sits close to the attractive area of Swiss Normandy which offers an abundance of bridleways for exploring the stunning landscape, these are within reach literally from the doorstep of this property!



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

The ground floor of the house has a large, bright open plan sitting room and kitchen/breakfast room; there is also a second kitchen and utility area with a W.C. and back door that leads to a workshop and large garage space that runs along the rear of the property.

The stairway from the sitting room leads to a landing with 4 bedrooms and a bathroom.

The house has oil central heating and double glazed windows throughout.

The property is south facing with a large wooden terrace/decking area with direct views of the paddocks and land.

There is a large outbuilding with 8 loose boxes and ample storage room; including a tack room and a floor above the stables for hay and straw.

An absolute dream of a property set in an idyllic location.

Don't hesitate to inquire for plenty more photos and videos.

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

NOTES