

3 bedroom refurbished house, small holding with hangar, box and 7 acres quality flat land



INFORMATION

Town:	LASSY
Department:	Calvados
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	28892 m2



IN BRIEF

The house is solid and offers scope to expand with another 2 bedrooms without great outlay Large front parking area The three grazing fields are of first quality and one field is visible from your house.



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

This is an exciting property for horse lovers and people in search of the 'good life' as you can see your animals on all sides of the house.

In a quiet lane with outriding from your land.

The house is spacious and has a wealth of old and new features.

Brand new tiled bathrooms and all doors have been replaced with tasteful oak and stained glass doors.

Enter the house through a double glazed oak conservatory with views over the fields.

Into the long galley kitchen with all amenities and off here is the double dining room. One end has a wood burning stove.

A door leads to an internal hallway of which is the living room with original oak carved wainscot paneling.

A modern bathroom and toilet and at the end is a utility room which also houses the oil fired boiler.

Solid stone staircase leads to the first floor where a double bedroom and new bathroom and toilet has been recently added.

The upstairs hallway leads to 3 loft spaces with new electrics and plumbing in situ to add further bed and bathrooms.

Outside is a large graveled courtyard in front of the house which leads to the massive open hangar for hay storage and a horse box and further stabling. (some needs updating)

To the rear of the house is a field with electric fencing and to the side is a large field.

The big field of 1,7ha (4 acres) is opposite the house.

This property will offer plenty opportunities to be self sufficient...

LOCAL TAXES

Taxe foncière: 827 EUR

Taxe habitation: 443 EUR

NOTES