

Pretty stone 4 bedroom house with an independant 1 bedroom gite set in mature gardens. OFFER ACCEPTED



## INFORMATION

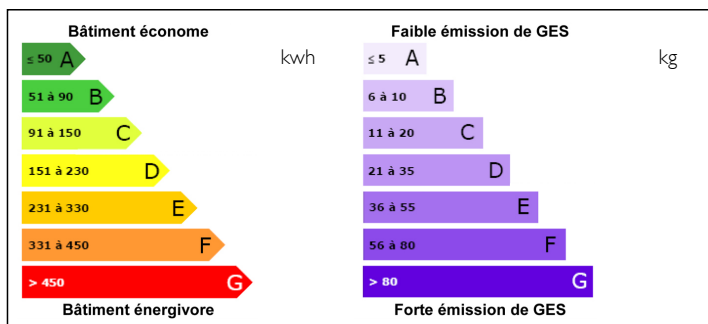
Town:	Valdallière
Department:	Calvados
Bed:	5
Bath:	3
Floor:	119 m2
Plot Size:	6479 m2

## IN BRIEF

This pretty country house sits at the end of a little hamlet close to the village of Le Theil Bocage. The main house has 4 bedrooms and there is a 1 bedroom gite with its own entrance. There is a large annexe offering potential to extend the main house subject to planning permission. The property includes gardens of 1.5 acres with a stone barn as well as a large hanger ideal as a garage, car port or workshop. The property is within an hour from the port of Caen and 15 minutes from the town of Vire. A wonderful property with plenty of potential.



## 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

The entrance to the property is through the main porch which leads into the sitting room with exposed beams and wood burning fire. The kitchen has a large range style stove with stairs that lead to the first floor. Behind the sitting room is a hallway, shower room and WC. Also a door that leads to the rear gardens.

The first floor has two bedrooms with south facing windows looking out onto the gardens, a bathroom with WC.

The second floor of the house has a further 2 bedrooms; one large room under the eaves with exposed A-frame and one smaller room suitable as a single or perfect for an office.

On one side of the house is the Gite, downstairs is an open plan kitchen/diner/living area with a wood burning stove. Upstairs is a large bedroom with a shower room and WC.

To the other side of the house is a large area which would be an ideal extension or studio. There is also a utility room currently being used as a laundry/chest freezer space. Above the annexe is a large area with velux windows again which would be perfect as an extension or second gite.

The grounds include a very large hanger of approx 50m<sup>2</sup> with a stone barn ideal for garden storage or renovation project. There is also another double doored garage or workshop to the front of the house.

With beautiful mature gardens in a quiet rural setting, this property offers huge potential.

## LOCAL TAXES

**Taxe foncière: 1032 EUR**

## NOTES