

A house with a view! Spectacular position for countryside lovers, walkers and equestrians plus gite potential.

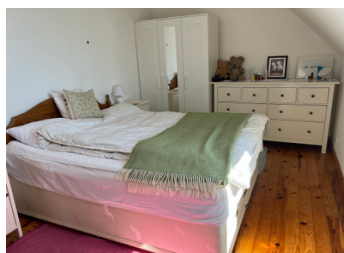


INFORMATION

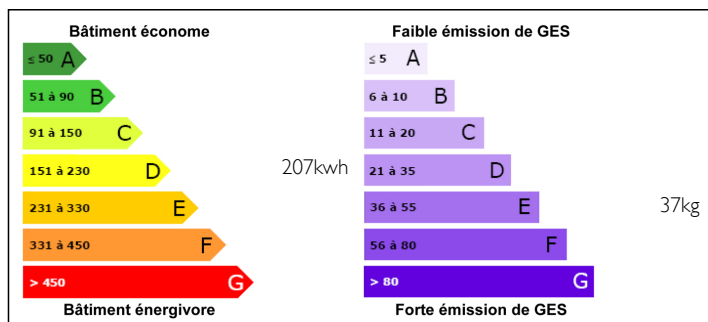
Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	3
Floor:	155 m2
Plot Size:	9267 m2

IN BRIEF

OFFER ACCEPTED This property has incredible views, located just a stones throw from bridleways and the 'Voie Verte' originally used by pilgrims that can take you as far as the Mont Saint Michel if you wish! A super property with huge potential as a B&B, gite or simply a spacious family home. With just under a hectare of land, this property would be ideal for equestrians with numerous tracks to explore on your doorstep. The property is just a couple of km's to the little village of Montchamp, approximately 15 minutes by car to Vire and under an hour from the ferry port at Ouistreham.



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 front door opens into a hallway with a downstairs bathroom with shower and W.C., on the right hand side is a kitchen/breakfast room with French doors leading out to the patio. Following on from the kitchen is the sitting room with a chimney place and wood burner. To the left of the front door is a large room where renovations have been started to create an open plan kitchen/sitting room and a downstairs bathroom.

Upstairs there are 3 bedrooms, 2 larger with en suite bathrooms and a spacious landing. There is a 4th bedroom being created to include an en suite and a kitchenette area. It is possible to have one side of the house private with a second front door and an exterior stairway to the upstairs bedroom/annexe.

At the end of the house is a larger barn that houses the boiler for the fuel central heating system as well as providing ample storage space. The outside land is just shy of 1 hectare with a small stone building.

There is renovation work needed on the property but could create plenty of business possibilities.

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

LOCAL TAXES

Taxe foncière: 978 EUR

NOTES