

Stunning house, with renovated outbuildings, orchard and land in a quiet hamlet close to Aunay sur Odon.

EXCLUSIVE



INFORMATION

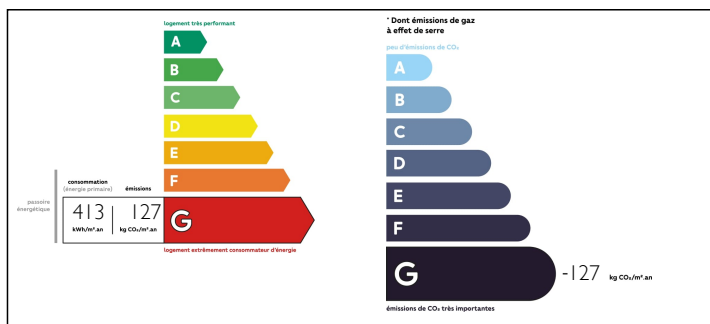
Town:	Courvaudon
Department:	Calvados
Bed:	3
Bath:	3
Floor:	159 m2
Plot Size:	21718 m2

IN BRIEF

This very elegant property is located in a peaceful setting just outside the town of Aunay sur Odon and Villers Bocage and with easy access to the A84 and the town and port of Caen. The property offers huge potential with it's outbuildings and land, heaps of charm and character all in extremely good condition.



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.



NOTES

DESCRIPTION

On the ground floor of the main house is a sitting room, office, dining room, W.C. and kitchen. The reception rooms have exposed beams and chimneys. The kitchen is modern and stylish with glass sliding doors leading out onto a patio and views of the front walled garden.

On the first floor there is a landing and two spacious bedrooms each with their own en suite facilities.

The attic space is currently being used as guest bedrooms offering 2 more bedrooms and a bathroom. However the beams are low and the access stairs are fairly steep but perfect for children and visitors.

The outbuildings surround the gravelled courtyard, one of which has been renovated and is currently being used as an art studio, the second as a private, spacious office. The long stone building includes 2 large garages with ample space for 2 cars. The rest of the building is currently being used as storage with plenty of space!

The grounds are beautiful and well maintained. The house and outbuildings are situated around the partially walled boundary and gravelled courtyard, there is also a large paddock and orchard which offers a secluded and peaceful area to appreciate the environment, perhaps with a little 'apero.'

An absolutely stunning property; videos and many more photos on request.

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