

3 bedroom property with land in a stunning location; 18 km north of Vire and 10km from the A84.

EXCLUSIVE



INFORMATION

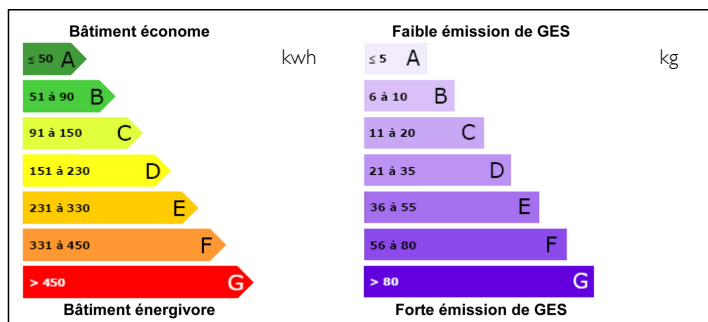
Town:	Soulevre en Bocage
Department:	Calvados
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	11319 m2

IN BRIEF

This property is set in a stunning location with grazing land that surrounds the house, perfect for equines. There are bridleways on the doorstep that link up with the old pilgrimage tracks that can take you as far as the Mont Saint Michel if you wish! This 3 bedroom property offers huge potential with it's ideal location perfect for the countryside lover yet only approx 35 minutes to Caen.



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 groundfloor of the house has an open plan kitchen/dining/sitting room a downstairs bedroom and a bathroom. On the first floor there is a spacious landing, 2 generous bedrooms and a second bathroom with double glazing throughout. Outside there is a free standing storage/workshop outbuilding and a quirky wooden cabin, perfect for children.

There is a front and rear access to the property with grazing land that surrounds the house, huge potential for horses, garden enthusiasts and a walker's paradise!

The property is located in a small hamlet just outside the village of Montamy, 10 minutes to the popular market town of Vire and approx 10 minutes from the village of Béný Bocage famous for it's forest bridleways and outdoor activities including bungee jumping, zip lines and accrobranche.

Many more photos and details on request.

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

NOTES