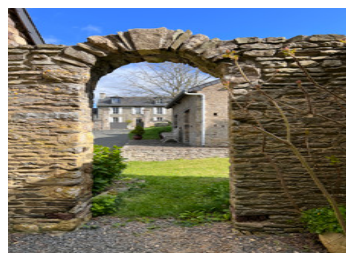
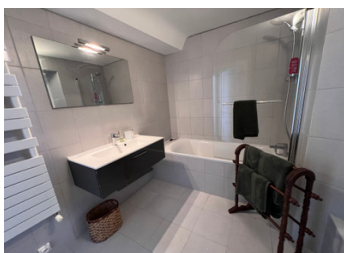


Elegant country house, numerous outbuildings, courtyard, orchard and land located close to Villers Bocage



INFORMATION

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

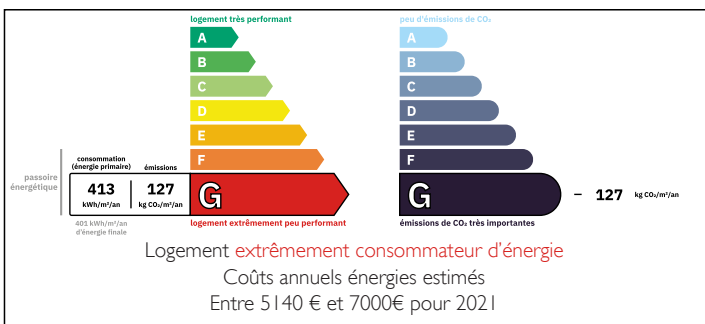


IN BRIEF

This very elegant property, thought to be part of a medieval hamlet, 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 of Caen. The property offers huge potential with its outbuildings and land with heaps of charm and character.

A very beautiful country estate...

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

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 is currently being used as an art studio, the second as a private, spacious office. The long stone outbuilding includes 2 large garages with ample space for 2 cars. The rest of the building could be suitable for storing wood or as workshop 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.

NOTES

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