

Cottage with barn to renovate situated 15km north of Vire in beautiful surroundings in the village of Malloué

EXCLUSIVE



INFORMATION

Town:	Soulevre en Bocage
Department:	Calvados
Bed:	3
Bath:	1
Floor:	50 m2
Plot Size:	800 m2

IN BRIEF

One side of the semi detached properties has already been renovated, offering a downstairs living area with a granite chimney place and 3 bedrooms over the first and second floor. The remaining "second" property will need a complete renovation. There is also a large stone semi detached garage on the other side of the lane.

This stunning area offers an abundance of hiking and footpaths to explore rich in history; close to the property is the Church of "Our Lady of Malloué" with statues dating back to the 15th Century and an altarpiece from the 17th Century. The property is on the outskirts of the village of Malloué in the area of Soulevre en Bocage with it's exceptionnel landscapes. The closest village is Campeaux which is just a couple of km's away.



ENERGY - DPE

DPE not required.

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

Principle cottage; The renovated side of the property has an open plan sitting room with a granite fireplace, exposed beams and corner kitchen approximately 24m². On the first floor there is a bathroom, 2 bedrooms and a 3rd bedroom on the second floor under the eaves.

The attached cottage to be renovated consists of a downstairs room with a concrete floor and a fireplace. In between the 2 cottages are a further 2 rooms with concrete floors and an attic area. Full planning permission will be necessary.

On the other side of the lane is an end of terrace stone garage with extra storage space on the first floor and a second stone detached building of approximately 13m² on the land.

There is mains water and electricity, the property has a septic tank which will need to be replaced. An Etude de Sol, (soil study) has already been completed by the owners.

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

LOCAL TAXES

Taxe foncière: **392 EUR**

NOTES