LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48613VIC14 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Stone House Nestled Between the Villages of Lénault and Saint-Pierre-la-Vieille, in a Woodland Setting















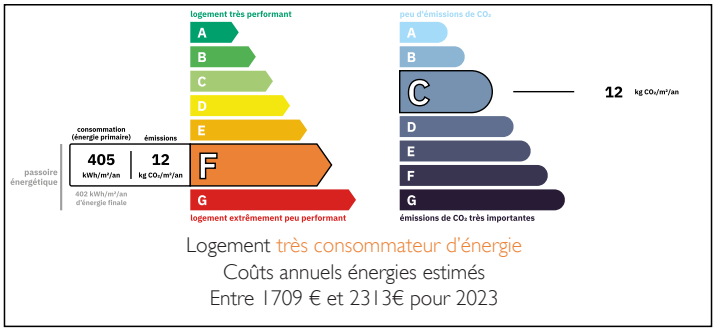
INFORMATION

Town:	Terres de Druance
Department:	Calvados
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	9000 m2

IN BRIEF

Set in the wooded valleys of Swiss Normandy, this charming stone cottage was formerly an ancient mill house and enjoys a peaceful woodland setting. The property sits on just under one hectare of land, comprising a large garden bordering a river, together with an area of woodland. Ideal for nature lovers, it offers woodland walks right on the doorstep and a lovely rural environment.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1709 € et 2313€ pour 2023

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.

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NOTES

DESCRIPTION

Inside, on the ground floor, the house offers a sitting room with a wood-burning stove fitted with a back boiler, which also supplies the radiators throughout the property. There is a separate kitchen and dining room, with stairs leading to the first floor where there are two bedrooms and two bathrooms. A small spiral staircase leads up to the attic, which offers the possibility of a third bedroom or home office. The property is conveniently located between the villages of Lénault and Saint-Vigor-des-Mézerets, close to the beautiful countryside and attractions of Swiss Normandy.
At one end of the house, there is additional workshop and carport space.

Outside, the garden is mainly laid to lawn and extends into a narrower strip of land with an orchard and potential vegetable plot with the small river running along one boundary and the original, now unused, mill race and woodland on the other.

A lovely little property with plenty of potential, set in a particularly attractive natural environment. Further photographs are available on request.

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