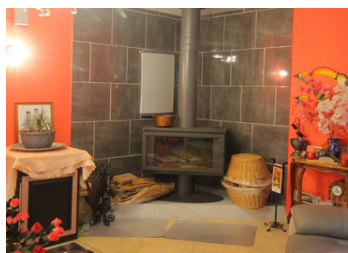


A fabulous property both spacious with exemplary heating and insulation.



## INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	3
Floor:	233 m2
Plot Size:	8415 m2

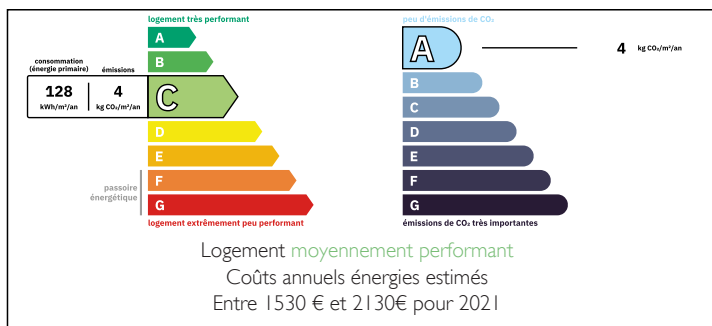


## IN BRIEF

A super large and comfortable home in a quiet location in rural Normandie.

Ideally situated near the vibrant town of Vire on the main Paris to Granville rail line. Convenient to the local shop in the village on foot with hairdresser and Petrol station and friendly neighbourhood.

## 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 house includes;

On the ground floor ; a large living room, a kitchen, a back kitchen, a dining room, a bedroom, a bathroom with WC, a bathroom with tub and double shower, separate WC, an office / bedroom.

Upstairs ; a mezzanine / bedroom, attic.

Outside ; one terrace area, one adjoining double garage.

This house benefits from heating and warmth, air and spaciousness without equal. Please contact me for more information on this incomparable extraordinary house.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES