

Superb Maison de Maître and Coach House, located in a small hamlet just outside the town of Vire.

EXCLUSIVE

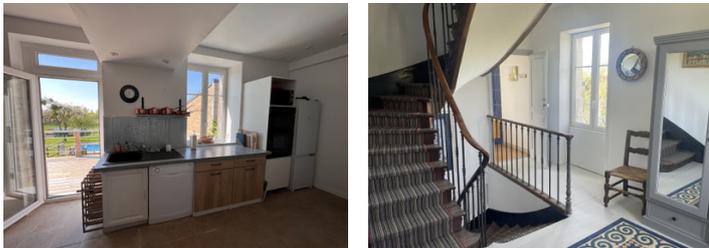


INFORMATION

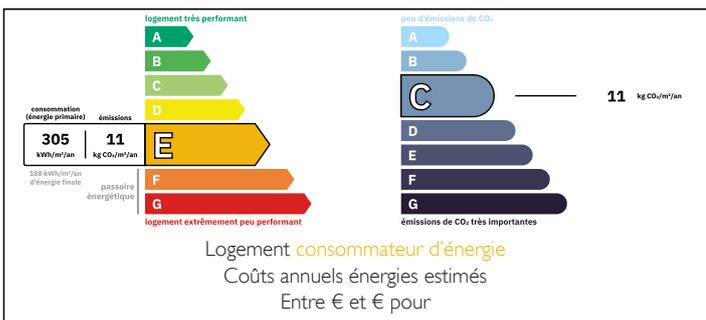
Town:	Vire Normandie
Department:	Calvados
Bed:	6
Bath:	4
Floor:	187 m2
Plot Size:	1775 m2

IN BRIEF

This impressive and substantial Maison de Maître enjoys a superb location and offers excellent potential as a charming Bed and Breakfast. Set on the edge of Roullours, a peaceful hamlet in the Calvados region, it combines the tranquility of the countryside with the convenience of being just five minutes from the vibrant market town of Vire, with all its amenities. The property also benefits from a separate building—originally believed to be its former coach house—which offers exciting potential as an independent annexe. Ideally placed for transport links, the property is only 50 minutes from the port of Ouistreham (Caen) and benefits from direct train connections from Vire to both Paris and Granville.



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, the property features a spacious kitchen and dining area, with the dining space measuring around 24m² and the kitchen 10m². From the kitchen, a door opens onto a large balcony—perfect for outdoor seating or an evening apéro—overlooking the gardens and swimming pool at the rear. Adjacent to the kitchen is a bright and inviting sitting room of 22m², complete with triple-aspect windows and a wood-burning stove.

A traditional oak staircase leads to the first-floor landing and a family bathroom. From here, an inner hallway gives access to three double bedrooms (one with its own en suite) and two slightly smaller double bedrooms. The second floor offers a generous hallway with attractive ox-eye windows, another family bathroom, and three additional bedrooms, including one with an en suite.

The property benefits from double glazing throughout, a recently installed pellet stove in the hallway, and a wood-burning stove in the sitting room.

The house also includes a large basement and utility room, with direct access to the rear of the property where you'll find a charming courtyard-style garden with a pergola and seating area.

Next to the main house stands the 'Coach House,' an annexe currently arranged as a salle de jeux of approximately 150m² on the ground floor, with further accommodation above. This versatile building offers excellent potential as a private office, additional living space, or an independent guest annexe.

Many more photos available upon request.

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe habitation: EUR

NOTES