

Four-bedroom stone house with garden.



INFORMATION

Town:	Soulevre en Bocage
Department:	Calvados
Bed:	4
Bath:	3
Floor:	156 m2
Plot Size:	2383 m2

IN BRIEF

A beautifully maintained house and garden ready to move into. A perfect holiday home or principal residence in a sought after location.

This pretty stone house sits in a quiet and rural little hamlet within metres of wonderful footpaths and bridleways.

The closest village of Montchamp is just a couple of minutes away with a small shop and bar. The closest town is the popular market town of Vire which has all amenities.



ENERGY - DPE

DPE in progress.

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 is currently set up as a small B&B, with the left hand side providing a spacious 1 bedroom annex complete with sitting room and kitchenette, bathroom and WC on the ground floor and a generous and beautifully finished bedroom, dressing room and bathroom on the first floor.

The right hand side has an open plan dining room and large sitting room, leading into a kitchen and utility room. The first floor has 3 bedrooms and a bathroom.

The house has gas central heating throughout.

There is a barn on the end of the house ideal for garden storage or as a workshop.

The garden has its own little orchard and wonderful views across the Normandy countryside.

A visit is highly recommended!

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

LOCAL TAXES

Taxe foncière: 525 EUR

Taxe habitation: EUR

NOTES