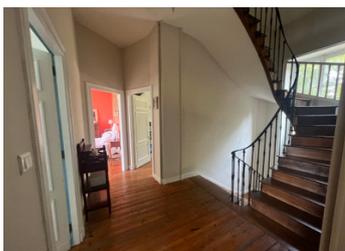


A very attractive Maison de Maitre with outbuildings set in over 5 hectares of mature gardens and land.



INFORMATION

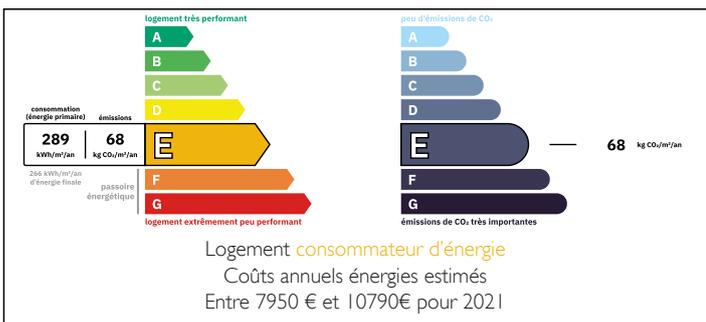
Town:	Soulevre en Bocage
Department:	Calvados
Bed:	6
Bath:	3
Floor:	242 m2
Plot Size:	57293 m2



IN BRIEF

OFFER ACCEPTED This attractive 19th century Maison de Maitre is set in just under 6 hectares of beautiful mature gardens with an orchard and extensive paddocks as well as 3 spacious stone outbuildings. The property is located just outside the village of Le Tourneur in the Soulevre en Bocage region close to numerous bridleways and footpaths that link up with the stunning tracks of the 'Voie Verte' and the ancient Pilgrims' way. This is a beautiful area of Normandy renowned for its picturesque villages, rolling countrysides, rich dairy products, and of course the Calvados and cider. The house was built in 1850 in local granite and has many original features and an air of luxury at the same time as being warm and welcoming.

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 ground floor of the property comprises of a spacious kitchen and a light dining room with high windows that look out onto the courtyard and mature gardens. The south facing sitting room has an original marble fireplace and wooden floors. There is a utility room with plenty of space for washing machine and dryer as well as extra storage, adjacent is a generous cloak and boot room and a separate W.C.

The impressive hall and stairway has an original double door with a stained glass window that opens out onto the typical French 'perron' stairway and a south facing courtyard with magnificent views across to the fields and forests of the Souleuvre en Bocage. The original oak staircase leads up to the first floor hallway with 4 bedrooms and a family bathroom. The bedrooms are spacious and light, all with original tall, multi paned windows and oak floorboards.

The second floor has another family bathroom and two further generous bedrooms with exposed beams offering plenty of character and style throughout.

The house has a large cellar which is the size of the foot print of the ground floor, this houses the central heating system and providing plenty of space for the essential French wine cellar!

The gardens are extensive including spacious clean paddocks, an apple orchard and many varieties of mature trees and shrubs which frame the main house.

There is a large stone garage with ample storage for cars, garden machinery...

LOCAL TAXES

Taxe habitation: EUR

NOTES