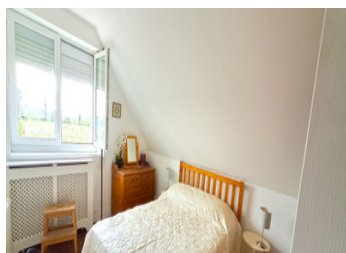
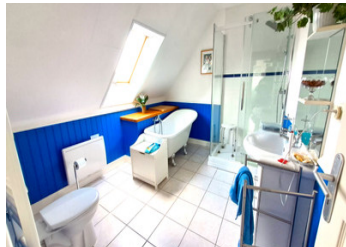


A classic light and bright rural property with large garage / outbuilding for conversion.



## INFORMATION

Town:	Vire Normandie
Department:	Calvados
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1412 m2



## IN BRIEF

Offers invited for this delightful, light and bright property with large and very spacious ground floor rooms and 3 lovely large bedrooms above one, the master with ensuite shower WC..

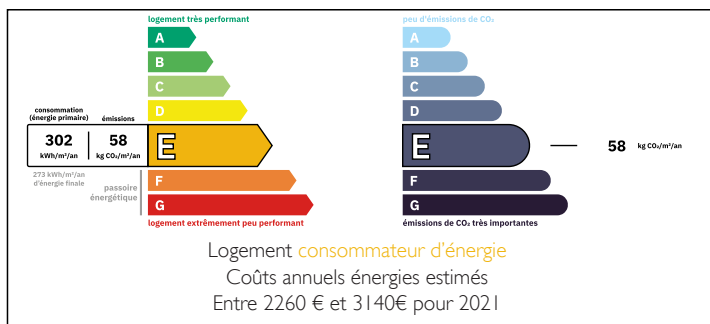
Superb original parquet flooring throughout on ground floor and all first floor rooms.

A beautiful presentation of a classic normandy house in an ideal rural location surrounded by a pretty garden filled with colour in the summer, less than an hour to the port of Caen.

The house benefits from quality double glazing throughout and oil fuelled central heating.

Proximity to Montchamp, Vassy and Vire for all shopping needs.

## 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

A stone built house for habitation comprising:-  
Basement; divided into three rooms and leading to the rear garden.

On the ground floor; kitchen, dining room with lounge, living room.

On the first floor; A landing leading to three bedrooms and a bathroom. Attic above.

Outside there is a large building constructed in breeze block with a garage, a lawned garden with a pagoda area and fenced parking.

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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 foncière: 810 EUR

Taxe habitation: EUR

## NOTES