

Under OFFER A delightful location for this pretty longère style house set in 7.9 acres, not constructible.



## INFORMATION

Town:	Vire Normandie
Department:	Calvados
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	32851 m2



## IN BRIEF

Welcome to this beautifully renovated longère, perfectly situated for Parisian holidaymakers. Located near the vibrant town of Vire, this property offers a delightful blend of rural charm and modern convenience.

### Property Highlights:

Two Bedrooms on the Ground Floor: Comfort and accessibility are key features of this lovely home.

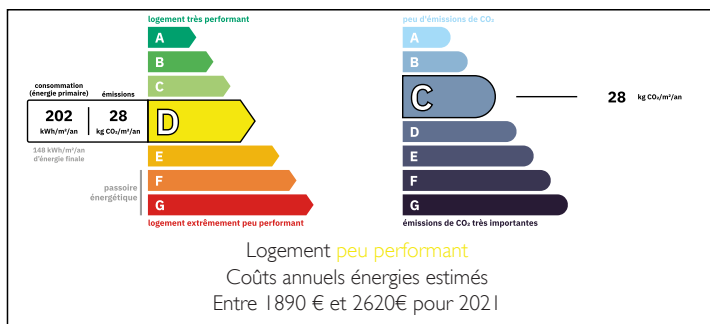
Expansive Land: Enjoy 7.9 acres of scenic land, ideal for outdoor activities and privacy. Please note, the land is not constructible.

### Prime Location:

Vire: Just a short distance away, Vire is known for its superb restaurants, vibrant ambiance, and weekly Friday markets.

Easy Access to Paris: Regular trains from Vire take you to Paris in just two and a half hours.

## ENERGY - DPE



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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

Stone farmhouse with tiled roof, comprising :

- on the ground floor: entrance hall (small conservatory), living room with granite fireplace, kitchen, two bedrooms, shower room, W.C.

Adjoining the house: a large cellar converted to a kitchen downstairs and accessed upstairs by a staircase to a corridor leading to a shower room, WC and a bedroom in the attic.

Adjoining and accessed from the outside is another cellar with an attic above.

Attached garage with workshop area and boiler room.

Land.

Oil-fired central heating.

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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: 610 EUR

Taxe habitation: EUR

## NOTES