

Beautifully renovated house with spacious grounds and outbuildings, close to the village of Vassy.

EXCLUSIVE



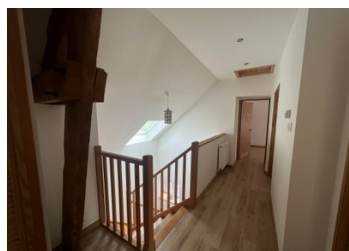
## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Valdallière |
| Department: | Calvados    |
| Bed:        | 3           |
| Bath:       | 2           |
| Floor:      | 200 m2      |
| Plot Size:  | 7390 m2     |

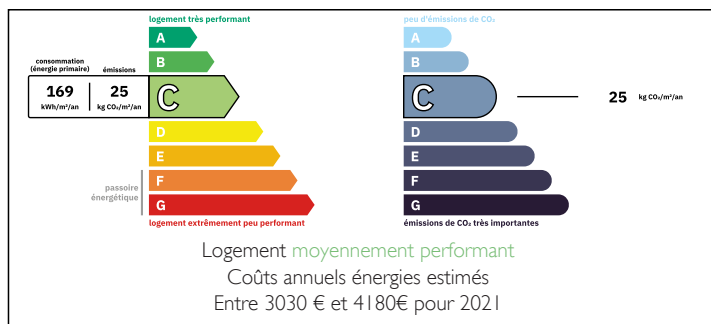
## IN BRIEF

**OFFER ACCEPTED** This stunning property is located in a small quiet hamlet approximately 5 kms from the village of Vassy and 10kms from Condé sur Noireau.

This high quality, light and spacious renovation offers plenty of living space with grounds to the front and rear as well as 2 outbuildings providing plenty of space for workshop/storage and garages. Set in just under 2 acres including a small orchard, there is huge potential for garden and outdoor enthusiasts. Tastefully renovated and well presented, this property is ready to move into.



## 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 front door of the property leads into an entrance area, to the left is the spacious fully equipped kitchen and dinning room with sliding glass doors leading out onto a large south facing terrace. There is a W.C. on the ground floor, a laundry and boiler room with a small cloakroom space and back door to the rear of the property. To the right of the entrance area is a library/office room with chimney and a wood burner, further on is a sitting room with a stone chimney and another wood burner.

Upstairs are 2 generous bedrooms, a bathroom with a bath, shower and W.C. and a very large (approximately 35m2) room; which is currently being used as a games/hobby room.

Outside are gently sloping grounds with a well and a small orchard; there are 2 outbuildings and a gravelled driveway with plenty of space for parking.

The property has double glazing throughout, underfloor heating in the kitchen and central heating throughout the house.

## LOCAL TAXES

Taxe foncière: 1799 EUR

Taxe habitation: EUR

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

## NOTES