

Charming 2 bedroom cottage close to the village of Rully and approx 15km to Vire



INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	912 m2

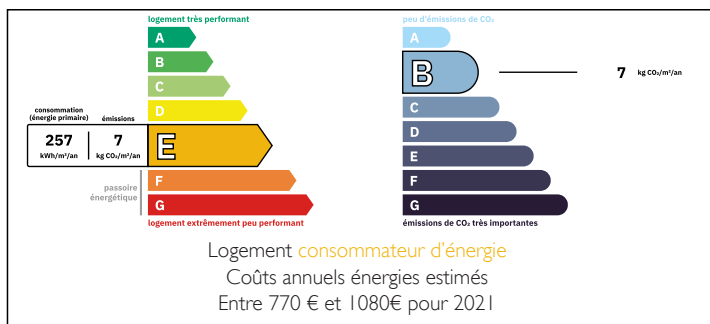
IN BRIEF

OFFER ACCEPTED A very pretty cottage situated in a small hamlet between the villages of Rully and Clairefougère. Vassy is the closest village that offers a choice of boulangeries, cafés, supermarket, bank etc. Vire is approximately 15 minutes away and has all amenities including a weekly market and train station with a direct line to Paris. The closest ferry port is Ouistreham just north of Caen which is under an hour away.

This eye catching cottage offers the perfect holiday "lock up and leave" retreat in a rural yet not isolated position with towns and villages just a short drive away.



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 has a large open plan sitting/dining room with a wood burning stove and patio doors to the rear garden, a separate kitchen and downstairs bathroom.

On the first floor are 2 bedrooms with a little wooden balcony off the smaller bedroom.

There are gardens to the front and rear of the house, a little wooden outbuilding at the bottom of the garden and a well.

A well maintained pretty cottage with lots of character.

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

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES