

3 bedroom house close to the village of Estray and 15kms to the town of Vire.



INFORMATION

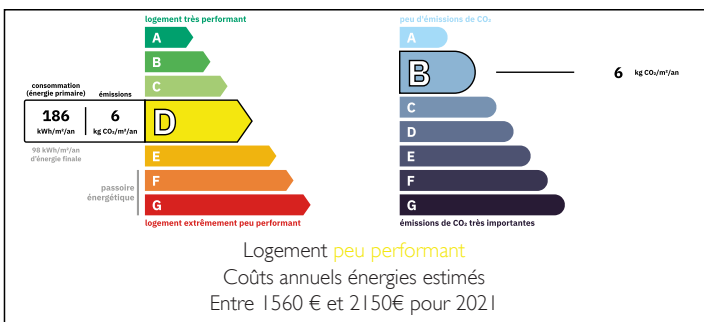
Town:	Valdallière
Department:	Calvados
Bed:	3
Bath:	3
Floor:	151 m ²
Plot Size:	2000 m ²



IN BRIEF

This spacious 3 bedroom house has been renovated to a high quality. The property has a large garage, generous garden and a gravelled area to the front of the house providing plenty of parking space. Located between the town of Vire and Aunay sur Odon and under an hour from the port of Caen.

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 house has a large, fully equipped modern kitchen/diner with a utility room and a downstairs bathroom and W.C.

The kitchen measures approx 26M2.

The cosy sitting room is approx 27m2 with a chimney and wood burning stove.

Next to the sitting room is a second downstairs sitting room with stairs up to a double bedroom and en suite shower room, perfect as an annexe for business potential or extra accommodation for visiting guests.

The first floor of the main house has a master bedroom measuring approx 20m2 and a slightly smaller bedroom, landing and bathroom.

Outside is a spacious garage and extra storage area, a large garden and gravelled parking space.

The property has double glazing throughout and modern electric radiators; the house has lots of charm and character yet with the benefits of a 'D' rating on the Energy report, (DPE.)

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES