

Charming 3 bedroom house on the edge of a village located between Condé sur Noireau and Vassy.

EXCLUSIVE



INFORMATION

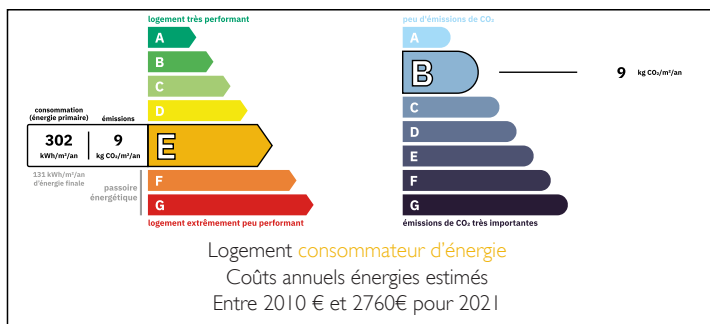
Town:	Terres de Druance
Department:	Calvados
Bed:	3
Bath:	2
Floor:	88 m2
Plot Size:	2746 m2

IN BRIEF

UNDER OFFER This pretty property is close to the centre of the village of Saint Vigor des Mezerets. The closest towns are Aunay Sur Odon and Condé sur Noireau. It is located on the edge of the stunning area of Swiss Normandy, famous for its beautiful scenery and outdoor activities. This property is close to many beautiful countryside walks with the woods of Pontécoulant and Mont Pinçon very close by.



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 property is set in a small hamlet just outside the village of Saint Vigor des Mezerets.

On the ground floor is a spacious kitchen/diner, a hallway, a downstairs W.C. and utility room as well a sitting room with doors leading to the terrace area and land to the side and rear.

On the first floor are 3 bedrooms and a bathroom. The property has been lovingly renovated to a high standard and is ready to move into.

The land which surrounds the house is approx 3000 m2 and is ready to be landscaped.

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

LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

NOTES