

Pretty stone house in hamlet location 2.5km from the village centre, with 2 acres of land & outbuildings.

EXCLUSIVE

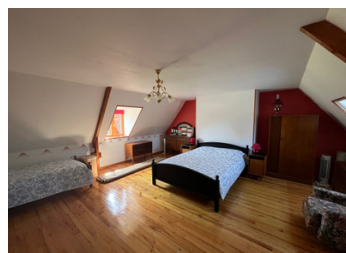


INFORMATION

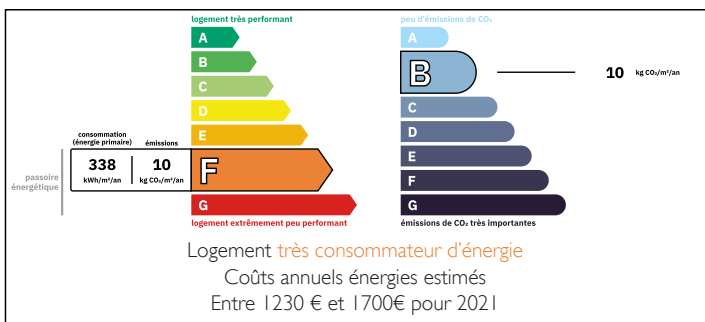
Town:	Champ-du-Boult
Department:	Calvados
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	8251 m2

IN BRIEF

Charming two bedroom house with numerous outbuildings on a generous plot of just over two acres. Retaining many original features throughout and offering scope for further development if desired. Pleasantly situated in a friendly hamlet with pretty views of the countryside. Within easy reach of the village amenities and the larger town of Vire which is just 10km away. Benefitting from a newly installed fosse system.



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.



LOCAL TAXES

Taxe foncière: 565 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter the bright spacious living room, with stone fireplace and wood-burning stove with dual aspect windows offering views of the garden. Leading to the family sized kitchen, traditional in style with a range of units and space for white goods. Off the kitchen is a ground floor cloakroom and a stable door offers access to the back garden. An inner hallway from the kitchen into the partially converted barn, with traditional stone walls and oak beams, used as another entrance. A staircase leads to the first floor, to an open mezzanine in the attached barn. Plenty of options for this space with exposed beams galore and the lower floor to completely develop! The landing leads to two bedrooms, one good size double with views the front, and a huge master bedroom again with views of the garden and countryside beyond. A large family bathroom with bath/shower combo washbasin and WC. The garden surrounds the building, mostly laid to lawn with a mixture of mature shrubs. Three outbuildings, once currently used as a garage, an old bakery and a good sized barn. The house is in overall good condition and is perfectly habitable, but offers the chance to put your own stamp on it and expand what is already a lovely home. Must be viewed! Many more images are available upon request.

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