

UNDER OFFER - A superbly renovated farmhouse on almost an acre in the heart of the village.

EXCLUSIVE



INFORMATION

Town:	Vire Normandie
Department:	Calvados
Bed:	4
Bath:	3
Floor:	244 m2
Plot Size:	3187 m2

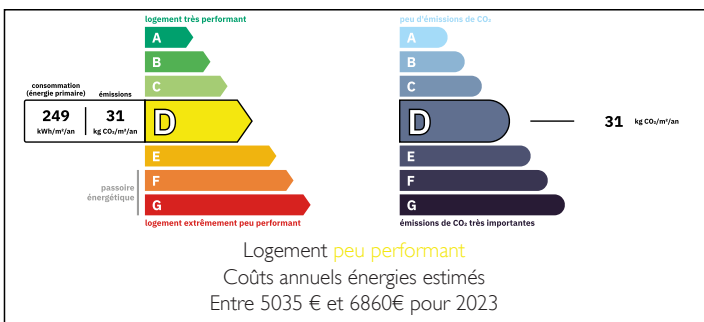
IN BRIEF

A divine property in a peaceful village near Vire! The renovated house, with its proximity to the village boulangerie, near the church, seems like an idyllic retreat, especially with donkeys and ponies on the land and an orchard with rich fruit-bearing trees. The spacious, luminous property, with a large double garage and an annex ready for conversion, offers great potential. Plus, the vegetable garden and lawns surrounding the property add to the rural charm, making it a perfect mix of tranquility and convenience, close to both the town of Vire and the beaches of Granville.

Vire

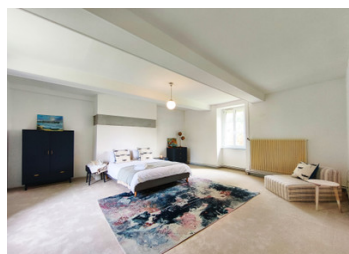


ENERGY - DPE



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

A stone-built, slate-roofed dwelling house comprising:-

on the ground floor; a boiler room with a fireplace, a cellar, an entrance hall with separate WC, a large lounge/dining room with a fireplace, leading to a rear kitchen, a lounge with an insert fireplace.

First floor: a corridor leading to 3 bedrooms, a bathroom with WC, a shower room and a separate WC.

Above, a converted attic, shower room with WC.

Outside, a stone building in need of renovation and covered with fibre cement sheets, a double garage. Land.

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

LOCAL TAXES

Taxe foncière: 1025 EUR

Taxe habitation: EUR

NOTES