

**\*\* NOW UNDER OFFER \*\*** A detached stone house with land & gardens. Bedroom, bathroom etc, all double-glazed



## INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	1
Bath:	2
Floor:	85 m2
Plot Size:	17800 m2

## IN BRIEF

Character one-bedroomed stone house with gardens, fields and an outbuilding. Less than an hour's drive to the Caen ferry port, and approx 1 hour from the beach makes this a great spot for tourism or leisure. Private location, not overlooked.

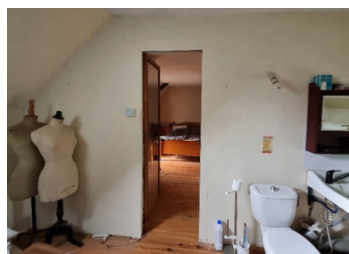


## ENERGY - DPE

DPE not required.

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

Set back on a quiet country road and not overlooked, it comprises a one bedroomed house with 4½ acres of land

Kitchen/dining room

Pantry

Shower room with WC

Sitting room

\* Stairs to first floor -

Bedroom

Bathroom with bath, basin & WC – utility area with washing machine etc

Outside – Garden, orchard, land, parking areas, small outbuilding attached

-----

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