

Properties in Pays d'Auge for sale, 3 hectares of land, 2 houses (110-85m), pool, spa, sauna, ...



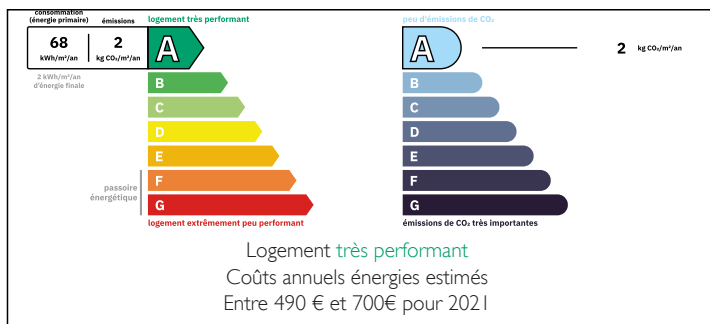
INFORMATION

Town:	Val-de-Vie
Department:	Calvados
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	24600 m2

IN BRIEF

FOR SALE: Typical property of Pays d'Auge (half-timbered longère) in Val de Vie and near the Orne river with a stunning view over the Normandy countryside. The property is on more than 3 hectares of land and includes two houses with a living area of 110 and 85 m², a pool, spa, sauna, chicken coop, land for horses, pétanque court, and more...

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

FOR SALE: Typical property of Pays d'Auge (half-timbered longère) in Val de Vie, near the Orne river with a stunning view over the Normandy countryside.

This property includes two distinct houses, ideal for hosting guests (gîte), on 30,300 m² of land, featuring a pool, spa, sauna, pool house, pétanque court, chicken coop, space for horses, and more...

On 24,600 m² of lush green land, you will find: Pool, Spa, Sauna with a Pool House, Pétanque Court, Large fountain system on a slope, Chicken Coop, space for Horses

The first house is entirely on one level with a living area of 110 m², comprising:

An entrance/living room - billiard room: 27 m²
A large, bright living room (28 m², with access to a south-facing terrace), fitted kitchen, dining room, utility room (3.5 m²), and wood-burning fireplace
A hallway leading to 2 bedrooms (17 and 11.5 m², beautiful parquet-floored rooms with dressing) and a bathroom (9 m², walk-in shower)

This house has been completely renovated and is beautifully maintained, just ready to move in! The attic can be converted (5 Velux windows already installed, and a hatch is already planned in the living room for access to the upper floor, with the possibility of creating 4 new rooms). In the extension of the house, there is a 31 m² garage (with the heat pump system) with an attic above (accessible by an exterior staircase). The house is heated by a heat pump, and the windows are aluminum.

The second house has a living area...

LOCAL TAXES

Taxe habitation: EUR

NOTES