

For sale in the Pays d'Auge, in Val de Vie a 4131m² property with a typical half-timbered house

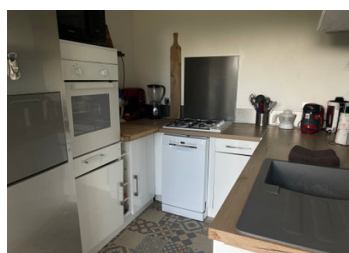


INFORMATION

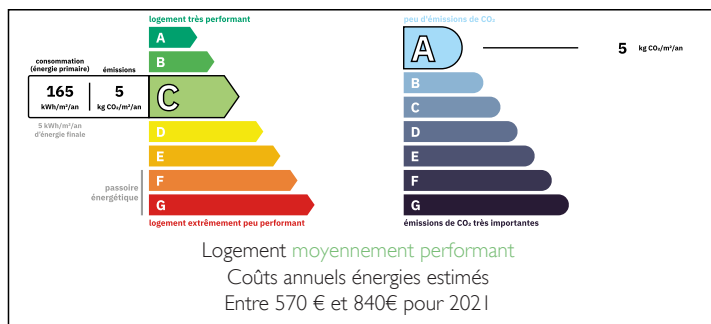
Town:	Val-de-Vie
Department:	Calvados
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	0 m2

IN BRIEF

For sale in the Pays d'Auge, in Val de Vie a 4131m² property with a typical half-timbered house of the region offering an incredible view of the Normandy countryside (living area of 85m²), a swimming pool, spa, sauna, and pool house, pétanque court.

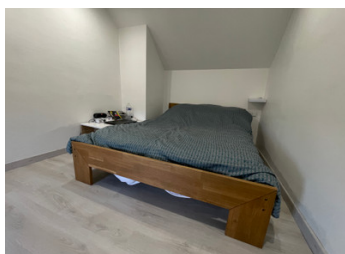


ENERGY - DPE



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 in the Pays d'Auge, in Val de Vie, near Orme, a 4131m² property with a typical half-timbered house of the region offering an incredible view of the Normandy countryside (living area of 85m²), a swimming pool, spa, sauna, and pool house, pétanque court.

The house includes on the ground floor: a living room (11m²), a dining room (14m²) with a fireplace and wood stove; a kitchen (8.3m²). On the 1st floor: a bathroom (Italian shower, 3.1m²), with separate WC (opposite stairs), two bedrooms (17m² and 9m²), an office-dressing room (8m²). The house is heated by heat pumps (PaC). A garage is attached to the house (29+8m²).

The garden includes a chicken coop, a pétanque court on one side, currently used for wood storage.

The swimming pool measures 17/7m and 4m deep, but the liner needs to be replaced (the motor and filters are functional). A pool house with a small bar is located near the pool (15m², with separate WC, shower, a new wooden sauna (2/2m), and a machine room (with heat pump and boilers).

A spa is also present near the pool.

Sanitation: septic tank

Optical fiber

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

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES