

FOR SALE: Typical property from the Pays d'Auge (Calvados, Val de Vie) with an exceptional view.



## INFORMATION

Town:	Val-de-Vie
Department:	Calvados
Bed:	2
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	26169 m <sup>2</sup>



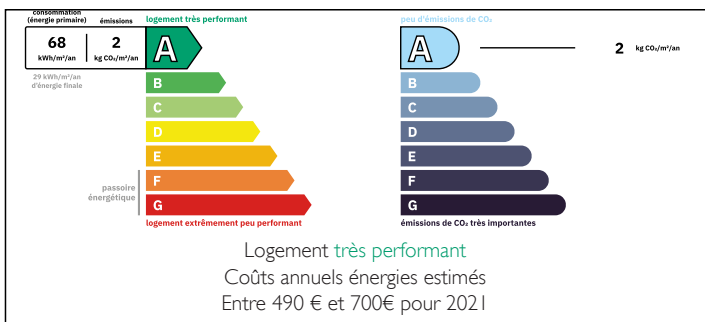
## IN BRIEF

FOR SALE:

Property with half-timbered house (typical of the Pays d'Auge, 110m<sup>2</sup>) located in Val de Vie and near the Orne department, with an exceptional view of the Norman bocage, on a 26169m<sup>2</sup> plot of land.

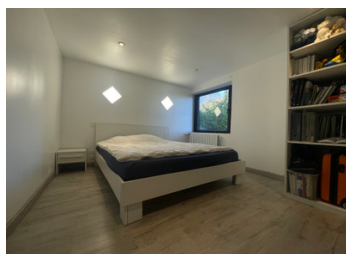


## ENERGY - DPE



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:

Property with half-timbered house (typical of the Pays d'Auge) located in Val de Vie and near the Orne department, with an exceptional view of the Norman bocage.

The house has a surface area of 110m<sup>2</sup> on a 26169m<sup>2</sup> plot of land (ideal meadow for horses).

The house is entirely on one level with:

an entrance/living room - billiard room: 27m<sup>2</sup>

a large bright living room (28m<sup>2</sup>, access to a south-facing terrace), with fitted kitchen, a dining room, a laundry room (3.5m<sup>2</sup>), and a wood fireplace

a corridor leading to 2 bedrooms (17 and 11.5m<sup>2</sup>, beautiful parquet bedrooms with dressing room) and a bathroom (9m<sup>2</sup>, Italian shower)

This house has been completely renovated, very beautiful and clean, you just need to move in your furniture!

It is possible to convert the attic (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 bedrooms).

Continuing from the house, there is a 31m<sup>2</sup> 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.

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

## LOCAL TAXES

**Taxe foncière: 780 EUR**

**Taxe habitation: EUR**

## NOTES