

An attractive 4 bedroom house close to the village of Montchamp, Calvados.



INFORMATION

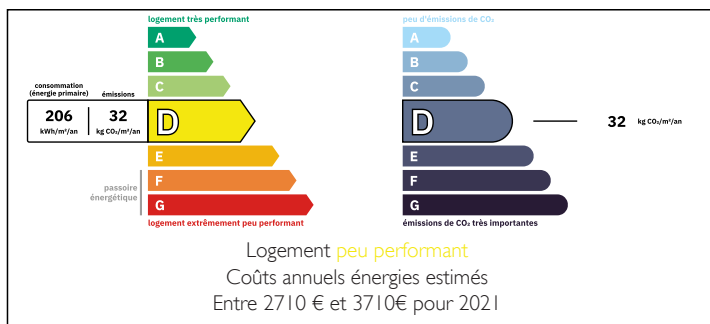
Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	3
Floor:	156 m2
Plot Size:	2383 m2

IN BRIEF

This very pretty 4 bedroom house is located just outside the village of Montchamp in Calvados. The town of Vire is approx 20 minutes away and the Ferry Port of Caen is under an hour away. The property is within walking distance to the woods with wide bridleways perfect for keen walkers, cyclists and horse riders. The property is in a small hamlet with just a few other houses on a no through road with the woods behind the house and beautiful far reaching countryside views at the front.



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

The front door leads into a small hallway with a utility room, a large sitting room to the left with a wood burning stove and a WC and shower room. Upstairs on the left hand side of the house is the first bedroom with an ensuite bathroom and a dressing room.

To the right of the front door is a dining room, a second living room, open plan kitchen which leads into a sun room.

The second stairs lead to the upstairs on the right hand side of the house with a corridor and 3 bedrooms and a shower room with W.C.

The property has gas central heating throughout and a wood burning stove in the sitting room.

The garden outside is well maintained with many fruit trees, a well, a gravelled area for parking and countryside views.

Viewing is highly recommended.
Many more photos on request.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES