

## Rare Opportunity – Charming Stone Cottage and land in Swiss Normandy with Stunning Valley Views

EXCLUSIVE

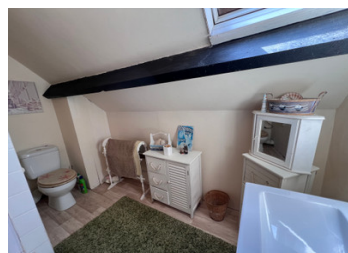


## INFORMATION

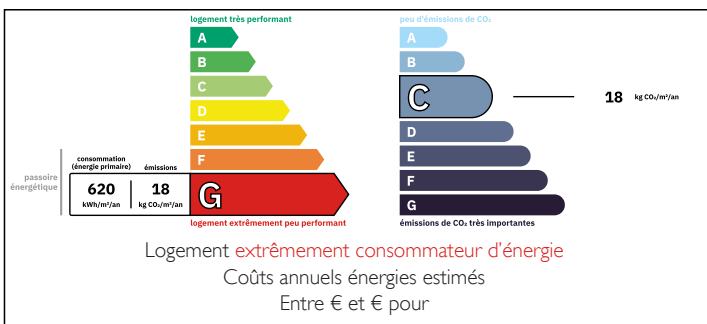
Town:	Saint-Rémy
Department:	Calvados
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	20500 m2

## IN BRIEF

OFFER ACCEPTED A rare opportunity to own a charming stone cottage in the heart of Swiss Normandy — one of the region's most sought-after areas. Nestled in a peaceful hamlet and set in an elevated position, the property boasts breathtaking panoramic views across the valley. Combining rustic character with a truly enviable setting, this delightful home offers the perfect escape to the beauty and tranquility of the Normandy countryside.



## 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

This delightful stone cottage is located in a peaceful and private setting, reached via a small lane and tucked away in a little hamlet. On the ground floor, you'll find a cosy kitchen and sitting room, both featuring exposed beams and a charming fireplace, offering a true rustic cottage feel.

On the first floor, the property offers 2 small bedrooms and a 3rd room that could easily be used as an office or dressing room. There is a shower room with a W.C.

The property is situated in a quiet rural setting within close proximity to the villages of St Rémy and Clécy. All essential amenities, including shops and services, are available in the nearby town of Thury Harcourt. The town and port of Caen are easily accessible, as is the ferry terminal at Ouistreham, offering regular crossings to the UK. The historic D-Day beaches along the Normandy coast are also within convenient reach, making this location both well-connected and rich in heritage.

While the cottage would benefit from some updating, its position is superb. Additional photos are available on request—please don't hesitate to get in touch to arrange a viewing.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

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