

Spacious house with 5 bedrooms, double garage, workshop and garden. Approx 10km from the town of Vire.



INFORMATION

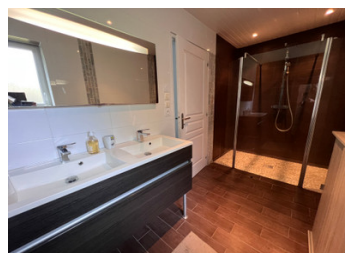
Town:	Valdallière
Department:	Calvados
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	3397 m2

IN BRIEF

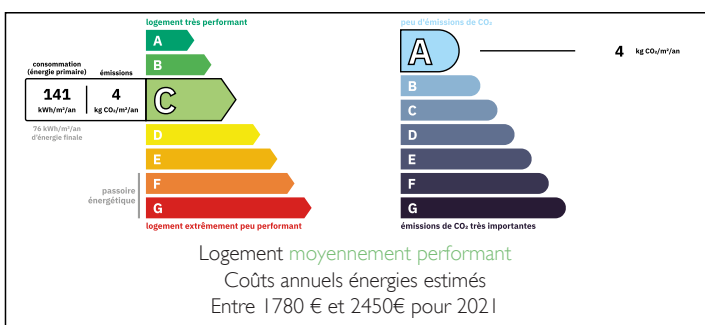
This generous and well-appointed family home offers 5 bedrooms, including one conveniently located on the ground floor. The property features large and light rooms with a spacious garden and independent workshop and outbuilding.

Ideal for a large family or those working remotely, the house combines functionality with generous proportions and plenty of potential.

Located just 10 minutes from Vire, and a few kms to the nearest village of Montchamp with a bar/convenience shop.



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

Charming, bright house offering an open-plan kitchen and dining area leading into a double-height living room (60m²) with a pellet-burning stove and a mezzanine, creating a spacious and airy living space.

The ground floor also includes an office, a bedroom, a bathroom, and direct access to the large double garage (80m²) and utility room.

Upstairs, there are four additional bedrooms and a second bathroom — ideal for a large family.

Located in a peaceful setting close to Vire, the property is secured by electric gates and boasts an excellent energy rating (C). No work needed — ready to move into.

Many more photos and information on request.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES