

A traditional 5-bedroom stone house on the outskirts of Vire, with garage and a pretty, private walled garden.



## INFORMATION

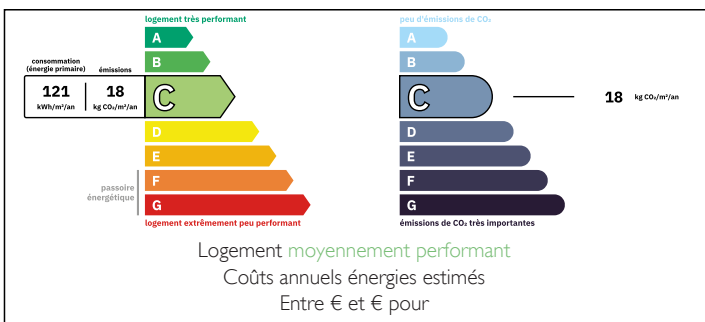
Town:	Vire Normandie
Department:	Calvados
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	440 m2



## IN BRIEF

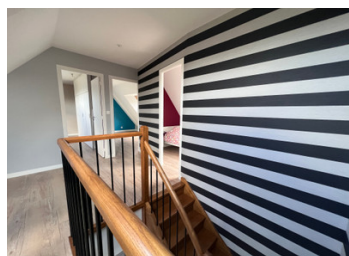
A beautiful and spacious townhouse located on the outskirts of Vire, this charming stone property offers the perfect blend of traditional character and modern potential. With five bedrooms spread over two floors, it's an ideal home for a growing family. The ground floor also presents a fantastic business opportunity: it could easily be transformed into a self-contained apartment, a comfortable work-from-home office, or even a professional space for a commercial practitioner. The property also benefits from a very good energy rating of C, ensuring both comfort and efficiency. Whether you're looking for a family residence with room to grow or a flexible property with income potential, this home ticks all the boxes.

## 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 beautiful property, full of character and original features, has been thoughtfully updated to provide modern comforts and amenities. On the ground floor, the bright and airy kitchen boasts double-aspect windows and doors opening onto a charming walled garden at the rear, with space for a dining area and a striking granite fireplace adding character. Adjacent to the kitchen is the sitting room, featuring oak floorboards and another fireplace. A hallway leads to the utility area, garage, and an independent "annexe" with two rooms and a bathroom, both overlooking the garden. Upstairs, you'll find two bedrooms, one with an en-suite bathroom, a dressing room, and a WC, while the second floor offers an additional three bedrooms and a bathroom. The property is equipped with mains drainage, double glazing throughout, and central heating. Located within walking distance of Vire, this property offers the perfect balance of town convenience and peaceful living, with a spacious house and generous garden in a quieter corner of the town.

With a highly impressive DPE rating of C, this property is move-in ready and offers great potential for a B&B business or other opportunities. A must-see!

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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 habitation:

EUR

## NOTES