

Truly a dream cottage in a divine relaxing location with panoramic views.



INFORMATION

Town:	Campagnolles
Department:	Calvados
Bed:	4
Bath:	2
Floor:	119 m2
Plot Size:	3444 m2

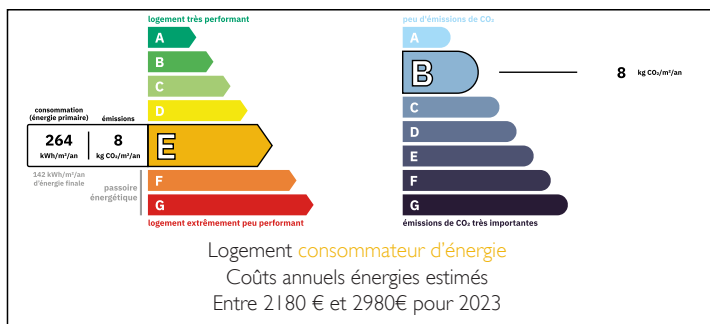


IN BRIEF

Be first to view!! A charming rural cottage sold furnished with wonderful fittings and fixtures including a gorgeous hot tub, terrace and a true al fresco dining area with magnificent long views to while away your evenings. A dream cottage.

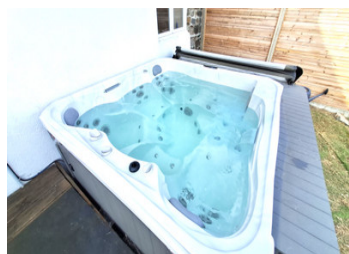
Unrivalled views in the area and a location not overlooked by neighbours. A fully equipped and modern open kitchen with Neff range. A long and extendable dining space for large family reunions and a host of glorious pieces to please the eye throughout the property. A cosy wood burning lounge stove. Four bedrooms gives a very comfortable living space for family, and guests.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A stone house with a slate roof. Comprising: -
On the ground floor: a porch, a well-equipped open-plan kitchen with dining area opening onto the living room with wood-burning stove. A toilet with laundry room with washing machine and tumble dryer. Stairs leading to the first floor.

First floor: a hallway leading to four bedrooms, two cupboards, a bathroom with bath and toilet.

An en-suite shower room in one of the bedrooms with toilet.

A loft above the entire property.

Electric heating by radiators and wood-burning stove as mentioned.

Outside: a garage adjoining the house and, at the rear, a wooden terrace with a storage room and a jacuzzi included in the price. The land is in front of the house where the driveway is located and at the rear, where several fruit trees are planted.

Proximity to towns and villages: -.

Au Vrain Normande Restaurant Vire - 8kms - Fine Dining.

Flers - 40kms

Chateau of Guillaume Domfront - 50kms.

The unmissable Maison du Biscuit Sortosville - 120kms

Cuisine Sophie St Jean des Bois - 30kms for a marvellous workers lunch.

Golf et le lac d'athée - 11 kms

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