

Spacious 5-bedroom house with garage near the village of Danvou-le-Ferrière, and the town of Aunay sur Odon.



## INFORMATION

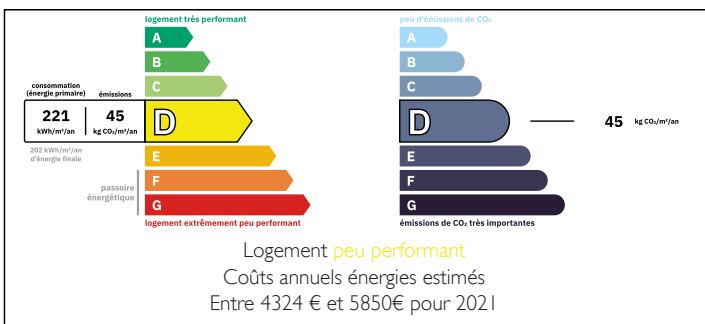
Town:	Les Monts d'Aunay
Department:	Calvados
Bed:	5
Bath:	3
Floor:	198 m2
Plot Size:	1300 m2



## IN BRIEF

OFFER ACCEPTED. This spacious five-bedroom house with a double garage and garden is set in a small, peaceful hamlet just outside the village of Danvou-le-Ferrière. Surrounded by lovely countryside views, the property offers direct access to scenic walking tracks right on the doorstep. Despite its tranquil rural setting, it's only around 8 km from the market town of Aunay-sur-Odon and less than an hour from Caen and the ferry port. An ideal choice for those seeking a large holiday home or a comfortable, permanent residence in 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

On the ground floor, there is a large entrance hall (4 x4 m) with a cloakroom area and internal access to the large garage (approximately 6 X 5.5m.) Above the garage is an independent bedroom with its own shower room and WC — ideal for guests or family. On the other side of the hall is a small office/snug, which also includes the stairwell with an attractive oak staircase leading to the first floor.

The sitting room (5.20 x 4.80 m) features exposed beams and a wood-burning fire, creating a warm and welcoming atmosphere. This opens into the kitchen and dining area (5.75 x 5.20), and through to a light-filled conservatory (4.80 x 4m) with sliding doors and another wood burner, providing an additional living space with lovely views over the gardens. There is also a separate WC on this level.

On the first floor, a landing leads to three bedrooms and a family bathroom as well as a second shower room and another bedroom on a mezzanine floor.

Bedroom 1 (3.80 x 3.60m)  
Bedroom 2 (3.50 x 3.45m)  
Bedroom 3 (5 x 3m)  
Bedroom 4 (3.25 x 2.60m) mezzanine level.

The property benefits from oil-fired central heating and double glazing throughout. Outside, there is an attractive garden with open views over the surrounding countryside, and additional land of around one acre is available separately.

The fosse toute eaux (an all-water drainage septic tank) was installed in 2019.

A typical Normandy farmhouse-style property, full of charm with exposed...

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

**Taxe habitation: EUR**

## NOTES