

3/4 bedroom village house and garden, ideal family home situated close to the village of Vassy.



EXCLUSIVE

## INFORMATION

Town:	Terres de Druance
Department:	Calvados
Bed:	4
Bath:	2
Floor:	118 m <sup>2</sup>
Plot Size:	1540 m <sup>2</sup>

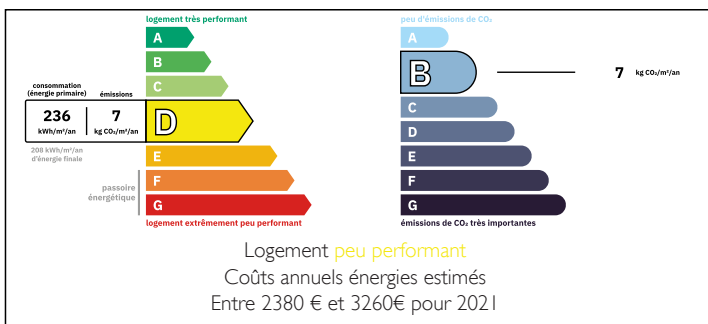


## IN BRIEF

Situated in the centre of a village in "Terres de Druance," close to the fabulous area of Swiss Normandie. The property offers a strong sense of community thanks to its central village location, benefits from school transport on the doorstep, and is conveniently positioned between the towns of Vire, Condé-sur-Noireau and Aunay-sur-Odon, with the nearest amenities located in the village of Vassy, approximately 6 km away.

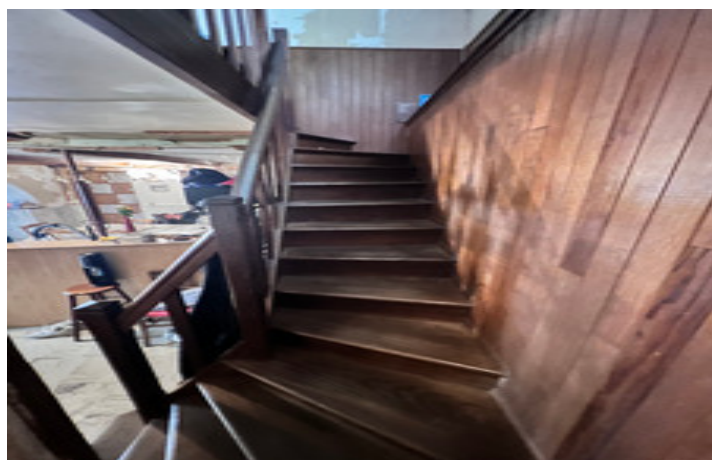
The property requires some renovation, currently offering three bedrooms with the potential to complete a fourth, and presents an excellent opportunity to develop a spacious family home or holiday retreat.

## 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

The ground floor of the property features an open-plan living area, a fitted kitchen, W.C., and utility room, with access to a conservatory and outbuilding at the rear. The first floor offers three bedrooms and a bathroom, along with access to a potential fourth bedroom and en-suite, which will require renovation.

Outside there is a large garden and plenty of space for off road parking; either to the side or in front of the house.

Rated "D" for the DPE report, with double glazing throughout, electric blinds, a pellet fire on the ground floor.

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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