

Exceptional house, gîtes and land offering huge business potential in the Suisse Normande countryside.



INFORMATION

Town:	Terres de Druance
Department:	Calvados
Bed:	7
Bath:	6
Floor:	430 m2
Plot Size:	13887 m2

IN BRIEF

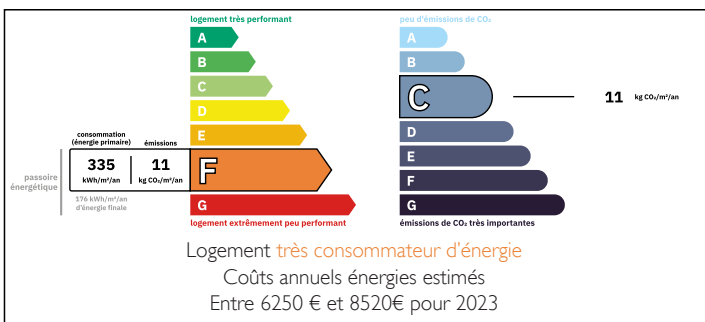
This remarkable property is a rare find, set in a peaceful position close to a small village and enjoying lovely views over the surrounding rolling countryside. Offering a wealth of possibilities, the property combines a spacious main house with a self-contained three-bedroom gîte, a separate studio and additional outbuildings/stables, creating significant potential for a successful hospitality or other business venture.

The property is also ideally situated close to woodland tracks, making it particularly attractive to walkers, cyclists and horse owners, while the surrounding countryside provides a beautiful setting for both private and professional use.

Whether you are looking for a multi-generational family home, an income-generating gîte business, an equestrian project or simply a property with scope for further development, this unique property offers



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 foncière: 2033 EUR

NOTES

DESCRIPTION

The property is approached via a private driveway, with the main house set well back from the road and surrounded by its own gardens and land. The principal house offers approximately 270m² of accommodation arranged over two floors, with generous rooms and a flexible layout.

On the ground floor, the house comprises a kitchen/dining room with a wood-burning stove, leading through to a large utility room with ample space for a washing machine, additional fridge/freezers and storage. This room also houses the boiler and has direct access to the gardens. The spacious living room features a fireplace and wood-burning stove, while a further large, light-filled room has doors opening directly onto the gardens. This versatile room could provide a downstairs bedroom, second sitting room, home office or additional reception space. There is also a downstairs WC and cloakroom.

A wide wooden staircase leads to the first floor, where a central landing provides access to two generous bedrooms, a family bathroom and a separate shower room.

The gîte is attached to one end of the main house but is completely self-contained, with no internal access between the two properties and its own private entrance, making it ideal for independent guest accommodation or rental use. The ground floor provides a spacious sitting/reception room, kitchen, and a large bedroom with its own en-suite bathroom. The first floor offers a further two rooms, each with the potential to be used independently, currently arranged to provide open-plan living/sleeping accommodation with a...