

House in the countryside to finish renovating. Lots of potential to grow and amazing views



INFORMATION

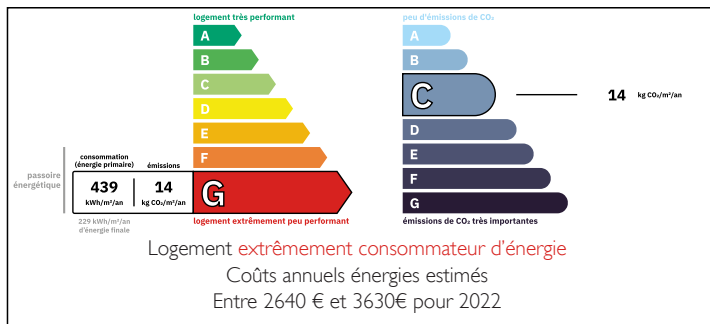
Town:	Landelles-et-Coupigny
Department:	Calvados
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	3900 m2

IN BRIEF

Great opportunity to buy a house, and outbuilding plus land all in a beautiful setting. Peaceful countryside location yet close to good size village and amenities.



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: 588 EUR

NOTES

DESCRIPTION

The house itself comprises of an entrance lobby leading to on the right a kitchen, or at least a room that could become the kitchen. To the left a spacious living room with a pellet burner plus open fireplace. (The latter not currently usable). In addition there is a w.c. on this floor.

Upstairs, you will find two good size bedrooms, all off of a landing area, plus a family shower room and w.c.

This side of the property consists of double glazed units with shutters.

Attached to the house a large barn used as storage. This needs renovating, but consists of two rooms on the ground floor, then up an old staircase a room currently divided into two. Plus access to the attic across the whole building, which offers the potential for conversion into additional living space, subject to the necessary planning permissions.

A further separate outbuilding which could be used for additional storage, or studio etc.

Well placed close to Landelles et Coupigny yet short drive to Vire and all main amenities.

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