

Superb Maison de Maître and coach house, located in a small hamlet just outside the town of Vire.

EXCLUSIVE



INFORMATION

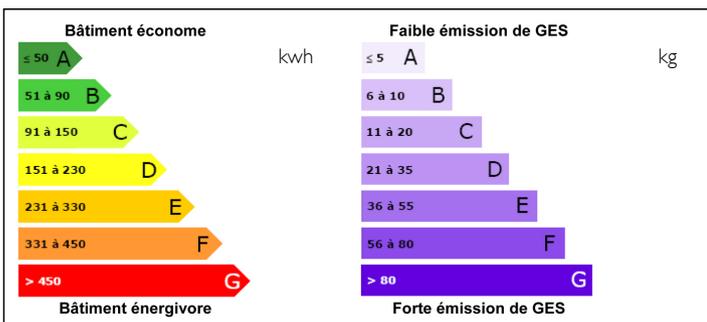
Town:	Vire Normandie
Department:	Calvados
Bed:	6
Bath:	4
Floor:	152 m2
Plot Size:	1775 m2



IN BRIEF

An impressive and substantial Maison de Maître in a great location which would lend itself to make a perfect Bed and Breakfast business. It sits on the outskirts of Roullours, a quiet hamlet in the Calvados region and boasts the ideal rural location: it offers the peace and quiet of country living yet, is just five minutes from the sophisticated market town of Vire with all commodities. Ideally situated for transport links, it is 50 minutes from the port of Ouistreham, Caen, and direct trains to Paris and Granville from Vire station.

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 of the house is a large kitchen/dining room. The dining area is approximately 24m² and the kitchen 10m². A door from the kitchen opens out onto a large balcony providing an ideal area for outdoor seating and evening 'apéro,' overlooking the gardens and swimming pool to the rear of the property.

Adjacent to the kitchen is the sitting room of 22m² with triple aspect windows and a wood burning fire. A traditional oak staircase leads to the first floor landing and family bathroom; an inner hallway leading to 2 double bedrooms one of which has its own en suite, and one slightly smaller double bedroom. On the second floor there is a spacious hallway with the stylish ox-eye windows; a further family bathroom and three more bedrooms, one of which has an en suite.

The property has double glazing throughout, a new pellet stove has been installed as well as wood burning fire in the sitting room.

The house also has a large basement and utility room, with a door leading out onto the back of the property to a pretty courtyard style garden with pergola and seating area.

Next to the main house is the 'Coach House,' an annexe currently being used as a 'salle de jeux,' approx 150m², with further accommodation above. An ideal separate building that could be used as a private office or living accommodation.

Many more photos available upon request.

Information about risks...

NOTES