

Attractive stone longère with 4 bedrooms, a large mature garden and paddock situated close to Swiss Normandy.



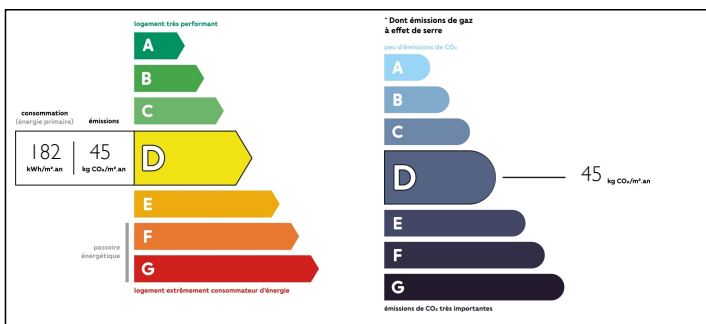
## INFORMATION

Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	6200 m2

## IN BRIEF

An attractive stone longère house set in mature gardens with an abundance of fruit trees, a small paddock and a stone outbuilding. This property is located just outside the village of Vassy, 20 minutes from the popular market town of Vire with trains to Paris, Caen and the ferry port at Ouistreham is under an hour away. The property is also located approximately 10 minutes away from the spectacular area of the Swiss Normandy, popular for it's beautiful rolling countryside and many outdoor activities including rock climbing and hiking, kayaking, horse riding and golf.

## ENERGY - DPE



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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 house has a large sitting and dining room with exposed beams and a big open chimney, the room measures approximately 40m<sup>2</sup>. The kitchen sits in the middle of the house with a small back kitchen housing the boiler and fridge freezer, there is also an entrance to a small wine cellar. Off the kitchen is a small veranda, perfect as a breakfast room which looks out onto the terrace and gardens. On the other side of the kitchen is a WC and on into another large reception room of approximately 35m<sup>2</sup>, there is a downstairs shower room and another utility room suitable for washing machine and cloakroom. There are two sets of stairs on either end of the property, the main oak stairway leads up from the sitting room to a corridor and 3 bedrooms with a bathroom at the end. The second stairway at the other end of the house leads up from the large reception room to a fourth bedroom measuring about 34m<sup>2</sup> with a room which could be converted to provide another bathroom.

The beautiful grounds of just over 6000m<sup>2</sup> have mature shrubs and fruit trees. There is a wooden garage and under cover storage area perfect for housing wood for the fire, tools and garden machinery. At the end of the garden is a stone outbuilding.

The house has oil fuelled central heating throughout and double glazed windows and doors.

There is Fibre optic internet to this property.

Most...

## NOTES