

A superb 15th/16th century Normandy Manoir as mentioned in " La Patrimoine des Communes de France".

EXCLUSIVE



## INFORMATION

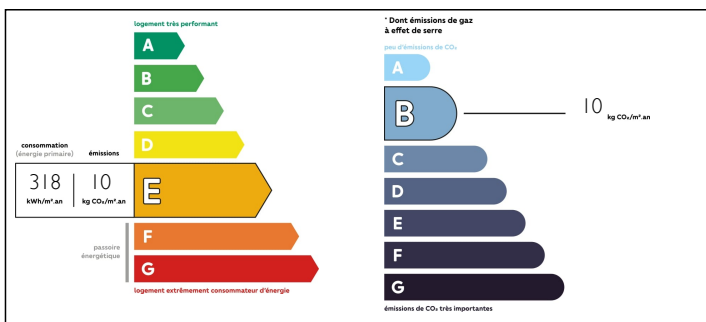
Town:	Valdallière
Department:	Calvados
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	11436 m2

## IN BRIEF

Nestled on the side of a wooded valley over which it watches with stunning views of the route the Pilgrim's way. The fortified La Joubertie, is a rare survivor from medieval times reconstructed in 1609/1611 and has considerable architectural merit. The garden which surrounds the house is well designed and richly planted with perennials and grasses for which the present owner is well known, with select trees and shrubs. The house is fully modernised, but has the potential to increase accommodation. The bustling market town of Vire is just 7 minutes away and can supply all your daily needs. There is a railway to Paris, a racecourse and easy access to major fast roads. Caen and Granville are equidistant, around 45 minutes, with their ferry ports, marinas and specialist shopping. The wonderful Mont St Michel is just 40 km away and can be seen from local hilltops. There are glorious...



## 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

A stone-built house with a slate roof comprising:-  
On the ground floor: entrance, kitchen, living room with fireplace, sitting room with fireplace, laundry room.

On the mezza floor: WC and cupboard.

On the first floor: two bedrooms with fireplaces, dressing room, bathroom, WC.

Top floor room and attic.

Adjoining the house and to be restored: two rooms:- a basement, a ground floor room and one room on the first floor.

Outside: a courtyard and driveway, a well and an agricultural building ripe for conversion to a gite on the land.

## NOTES

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