



## Attractive Stone Longere with additional income generating Gite,

€199,280

14380, Champ-Du-Boult, Calvados, Normandy

Ref: 519CB

\* For Sale \* 3 Beds \* 1 Bath \* 110m2m2

This very attractive Stone Longere is set in a stunning location and has to be viewed to be fully appreciated. The grounds extend to 4665m<sup>2</sup> and include a Detached Stone Gite.

- Central Heating
- Double Glazing
- Garage
- Additional Property
- Large Plot

## Property Description

Superbly presented traditional Stone Longere which comes with an income generating Gite on site.  
Great opportunity to purchase a well maintained property with plenty of space and land.  
Should be seen to be fully appreciated, set in a rural position close to the village of Champ-du-Boult with a local Bar/Store for your everyday needs.  
Less than 10 minutes drive to the town of Vire, which has a number of supermarkets and a lively weekly market.  
Only 75 minutes from the Normandy ports, and within easy reach of a number of historic sites such as The Mont Saint Michel.

### MAIN HOUSE

(Ground Floor)

Entrance hall with stairs up (10m<sup>2</sup>), Large Lounge Dining Room with Open Granite fireplace and Beams (44m<sup>2</sup>), Fitted Kitchen

(First Floor)

Large Mezzanine Landing with office space, 2 Bedrooms (20.5m<sup>2</sup> & 10m<sup>2</sup>)

### ADJOINING PROPERTY

(Ground Floor)

Workshop / Utility / Boiler Room (16m<sup>2</sup>)

(First Floor)

2 Rooms to finish converting (12m<sup>2</sup> & 10m<sup>2</sup>)

Garage to the rear of the property.

### GITE

(Gound Floor)

Living Room with fitted corner Kitchen and woodburner, Bathroom with wc, Store Room.

(First Floor)

Large Mezzanine style Bedroom.

Oil Fired Central Heating, Wooden Double Glazing in the main house.



