



VIRE CALVADOS STUNNING 3 BEDROOM HOUSE WITH 2 GITES IN JUST UNDER 5 ACRES,

€300,000

Ref: KL-2735

14500, Calvados, Normandy

* 7 Beds * 1 Bath * 235m2

Beautifully renovated with lots of character, we offer you an immaculate 3 bedroom home with attached 3 bedroom Gite and detached 1 bedroom Gite. The main house is split into owners et Gite accommodation, which could also be suited as a large family home should you desire as there is a connecting door....

- Distance from airport: 56km Distance from highway: 23km Distance from shops: 7km Energy Consumption: E
Number of rooms: 11 Number of WCs: 2 Type of heating: Fuel_Electrique Windows: Mixte Bois - PVC

Property Description

Beautifully renovated with lots of character, we offer you an immaculate 3 bedroom home with attached 3 bedroom Gite and detached 1 bedroom Gite. The main house is split into owners et Gite accommodation, which could also be suited as a large family home should you desire as there is a connecting door. There is also a separate 1 bedroom Gite offering a good business opportunity or just a lovely large family home. Outbuildings include, a barn/workshop, chicken shed and old boulangerie (ripe for conversion). There is an established walled orchard and vegetable plot. Fruit trees include, cherry, pear and apple. There are also walnut trees and grape vines. There are several private entertaining areas for the owners and visiting guests. This property could easily suit the extended family or be run as holiday accommodation. The main house is light and airy and neutrally decorated. There is an above ground splash pool heated via a solar panel heater. The accommodation: Main home, owner's accommodation Kitchen / Diner Double aspect lounge with log burner Office Utility room WC 3 bedrooms, 2 double, 1 single with fitted wardrobes Bathroom with vanity unit, free standing bath and a shower unit Oil fired central heating Gite 1 (attached to main house) L shaped living dining room Stone fireplace Beams to ceiling Kitchen 3 bedrooms, one with fitted cupboards and a play room Good sized bathroom with shower, vanity unit and toilet Separate toilet Electric radiators Gite 2 Open plan living/kitchen/dining with a feature granite fireplace with log burner. Bathroom with vanity unit, shower et wc Mezzanine bedroom Electric radiators Exterior Old gite for renovation with an original bread oven chicken coup 3 large workshops Garage Fully fenced solar heated above ground splash pool Fully operational well Various outside green areas totalling just under 5 acres including a walled garden with orchard fruit trees and bushes, grape vines and raised beds for vegetables Situated in a sort after and popular area of Basse Normandie, with all its tourist's attractions and amenities, perfect to continue renting as a holiday accommodation business. The property is approximately 8 kms from the bustling town of Vire. The town of Vire is on a rocky promontory above the Vire River, situated in the south-west of the Calvados department of Lower Normandy, about half way between Caen (north-east of Vire) and Mont-Saint-Michel (to the south-west). Since 2016 the town has been part of the commune called Vire-Normandie. Vire has a large railway station (Gare de Vire) which has frequent services to Paris and Granville. The nearest airport is Caen ? Carpiquet Airport in Caen (40 min drive). Vire is connected to Saint-Lô and Cherbourg-en-Cotentin via RN 174 and to Caen via RD 577 and A84. Vire is also connected to Granville, Villedieu-les-Poêles, Flers, Argentan, Dreux and Paris via RD 924. dont 6.01 % honoraires TTC à la charge de l'acquéreur.

Gallery

