



Attractive detached house to renovate with just under 1 acre garden,

€97,000

14410, Calvados, Normandy

Ref: SIF-001634

* Available * 3 Beds * 1 Bath * 78m2

Attractive detached house to renovate with just under 1 acre garden within easy reach of Vire (10km) with all amenities including mainline train station. This substantial detached house is on the edge of a hamlet and stands in a secluded position overlooking its own land. It requires renovation and has a large first floor Games [...]

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Attractive detached house to renovate with just under 1 acre garden within easy reach of Vire (10km) with all amenities including mainline train station.

This substantial detached house is on the edge of a hamlet and stands in a secluded position overlooking its own land. It requires renovation and has a large first floor Games Room/Attic space that could easily be used to create additional bedrooms if required, subject to planning. Viewing is highly recommended.

It is in a convenient position near Vassy (10km) in the Calvados department (Normandy region) in the north of France 43 km from Caen, the department capital. Vassy is 221 km from Paris (mainline train station at Vire (15 minutes away) and 295 km from the port at Calais. Rennes – Saint-Jacques Airport (RNS) is approximately two hours and 10 minute's drive from Vassy. Flights arrive here from Southampton year round as well as seasonally from Cork, Dublin, Edinburgh, Exeter and Manchester. Many activities are available around Vassy with lots of glorious countryside to be explored making this ideal for hiking, horse riding and cycling. There are public tennis courts nearby in the area as well as several golf courses including one at Clécy, which is 20 kilometers from Vassy and the 18 hole Golf de Vire.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall Door and window to front elevation. Stairs to first floor. Electrics. Wood flooring.

Kitchen 5.04 x 3.80m Window to front and rear and door to west elevations. Brick fireplace with wood-burner. Stainless steel sink with mixer tap. Range of matching base and wall units. 4 ring electric hob with extractor over. Built-in oven. Cupboard housing hot water cylinder. Worktops and tiled splashbacks. Tiled floor.

Bathroom 4.07 x 1.93m Window to rear elevation. Bath with tiled surround and shower over. Pedestal basin. WC. Tiled floor.

Inner Hall Partly tiled and part wood flooring.

Study 3.52 x 2.43m Window to front elevation.

Store Room 3.52 x 1.79m

Bedroom 1 4.33 x 3.58m Part wood and part tiled floor. Window and door to front elevation. Hatch to loft. Door to:

En-Suite Shower Room 2.08 x 1.87m Tiled floor. Pedestal basin. WC. Shower. Window to rear elevation. Wood flooring.

On the First Floor -

Landing Wood flooring. Built-in cupboard.

Bedroom 2 3.52 x 3.24m Wood flooring. Window to front elevation. Marble fireplace.

Bedroom 3 4.68 x 2.89m Window to front elevation. Wood flooring. Skylight.

Attic Space/Games Room 8.08 x 5.70m Window to front and east elevations. Concrete floor. Exposed beams and stone wall.

OUTSIDE :

Double metal gates lead to garden mainly laid to lawn with mature trees.

SERVICES :

Mains water, electricity and telephone (currently cut off). Drainage is believed to be to an all water septic tank. Heating is provided by a woodburner. Broadband internet connection is available.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 800€ per annum

Taxe d'habitation : € per annum

Asking price : 97,000€ including Agency fees of 7,000€. In addition the buyer will need to pay the Notaire's fee of 8,200€

Property Ref : SIF - 001634

Gallery

