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Countryside house for sale in Calvados - VIRTUAL TOUR

Vassy , Calvados , Normandy



€190,500

inc. of agency fees

4 Beds 2 Baths 115 sqm 1.39 ha

Delightful detached family house
with 3.5 acres in Normandy
Opportunity to buy a completely
renovated detached house with
no close...

At a Glance

Reference MFH-NORF0204

Near to Vassy

Price €190,500

Bed 4

Bath 2

Hab.Space 115 sqm

Land 1.39 ha

Pool No

Land Tax N/A

Property Description

Delightful detached family house with 3.5 acres in Normandy

Opportunity to buy a completely renovated detached house with no close neighbours, within walking distance of a bar/restaurant. The property benefits from a downstairs bedroom and wet room, double glazed windows and a lovely sun room. There is an attractive outlook over the garden and paddocks. The paddocks are well maintained and suitable for horses with outriding on the doorstep.

The property is about 3km from Vassy, an attractive market town providing a comprehensive range of shops including a bank, supermarket, butcher, bakers, pharmacy, local doctor and dentist, petrol station, etc. Vire, a larger town, is 17km away and has a mainline train station to Paris (2 hours 40 minutes). The Normandy landing beaches, are within an hour's drive. The pretty town of Clécy on the river Orne in the Swiss Normandy area is only 20 minutes away with Golf Course, kayaking, fishing, etc. The nearest ferry port is 80km at Caen Ouistreham.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Porch 1.54 x 1.29m Door to front and window to east and west elevations. Tiled floor.

Dining Room 5.42 x 3.53m Door and window to front elevation. Tiled floor. Cupboard housing electrics. Fireplace with wood-burner (flued). 2 radiators. Stairs to first floor. Partly glazed door to:

Kitchen 2.95 x 2.21m Range of matching base and wall units. Eye level double oven and gas hob. Space and plumbing for dishwasher. Stainless steel sink with mixer tap. Space for free

standing fridge/freezer. Radiator. Window to front elevation. Service hatch to Dining Room.

Lounge 4.07 x 3.77m Wood flooring. Window to front elevation. Radiator. Professionally fitted pellet burner.

Sun Room 3.87 x 3.68m Wood flooring. Glazed double doors and side panels to front and window to west elevations. Blue glass tinted roof (self cleaning).

Utility Room 3.16 x 2.24m Boiler. Space and plumbing for washing machine. Door to garden.

Bedroom 1 5.90 x 4.88m Laminate flooring. Radiator. Window to front and east elevations. Door to:

Wet Room Obscure glazed window to north elevation. Shower. Vanity unit. Radiator. WC. Exposed beams. Extractor.

On the First Floor -

Landing Wood flooring. Hatch to loft.

Shower Room 3.09 x 1.58m Velux window to rear elevation. Wood flooring. Heated towel rail. Radiator. Vanity unit. WC. Corner shower with jets. Sloping ceiling.

Bedroom 2 4.22 x 2.23m Velux window to front elevation. Exposed beams. Wood flooring. Large cupboard. Radiator.

Bedroom 3 6.18 x 1.89m 2 Velux windows to south elevation. Sloping ceiling. Wood flooring. Radiator.

Dressing Room 3.76 x 2.06m Velux window to south elevation. Radiator. Wood flooring.

Sloping ceiling.

Bedroom 4 4.70 x 3.09m Velux window to front and rear elevations. Sloping ceiling.
Radiator. Hatch to loft.

OUTSIDE :

Large **Barn** constructed of rendered block and stone under a corrugated iron roof with concrete hard standing in front. Divided into:

Store Room 5.71 x 2.32m Concrete floor. Power and light. Door to front elevation. Also:

Workshop 5.71 x 3.72m Concrete floor. Power and light. Water. Door to front elevation.
Stairs to loft space.

Stable 1 5.71 x 3.26m Stable door to front elevation. Concrete floor. Power and light.

Stable 2 5.71 x 3.82m Stable door to front elevation. Concrete floor. Power and light.

Detached open-fronted hay barn.

2 paddocks. The garden is mainly laid to lawn with flower and shrub borders. 14 m patio to the south of the property. Well. A variety of fruit trees and bushes including Bramley, Worcester and Cox's Orange Pippin, Cherry, Pear, Walnut, Chestnut, Hazelnut, fig, gooseberries, strawberries, raspberries, black and white grapes, rhubarb, etc.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone. Drainage is to a septic tank (emptied in 2025) which does not meet current regulations. Oil fired central heating and a woodburner and pellet

burner (installed in 2023). Broadband internet connection but fibre optic is available. Double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 700€ per annum

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€190,500

Key Information

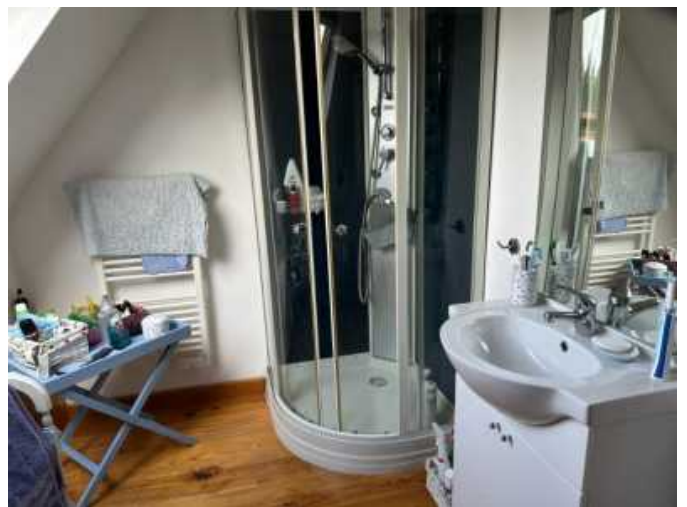
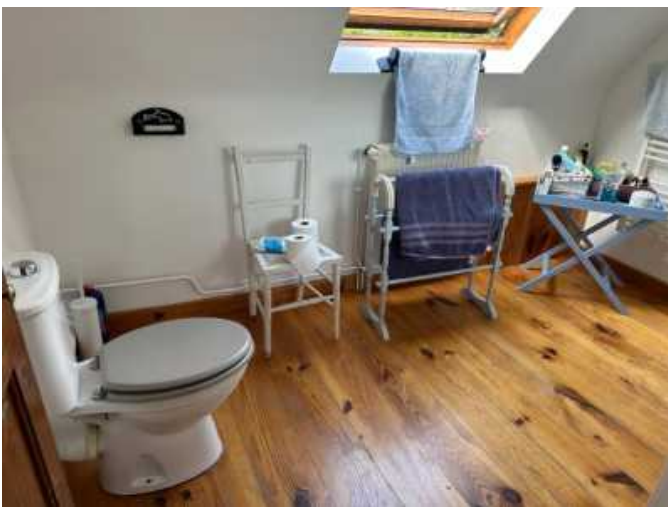
Internal Area:	115 sqm
Land Area:	1.39 ha

Location: Normandy



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S. and L. BROWN



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