

Spacious 4-bedroom home with garage, gardens & walk-to-town location in historic Bayeux



INFORMATION

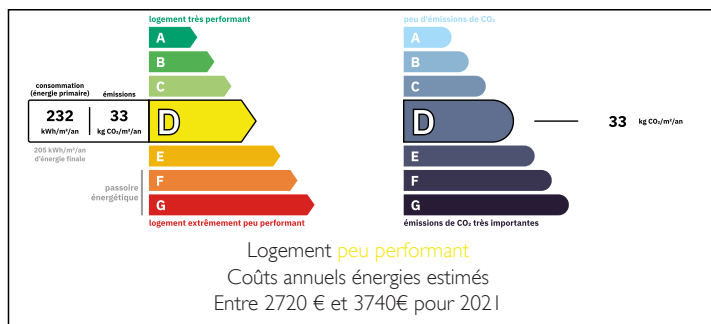
Town:	Bayeux
Department:	Calvados
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	777 m2

IN BRIEF

Located in Bayeux (14400), this detached family house offers spacious living with 4 bedrooms, a vast lower-ground level, and mature gardens front and back. The bright sitting room features a woodburning stove and leads to a dining room and separate kitchen. A ground-floor bedroom/office and shower room with WC provide flexibility. Upstairs, there are three further bedrooms including a large master, plus a bathroom with bath, shower and basin, and a separate WC. The lower-ground floor boasts a laundry, boiler room, storage and garage parking for at least three cars. Benefits include full double glazing, electric roller shutters, and mains gas central heating. Shops, bars, restaurants and schools are all within walking distance of Bayeux's beautiful medieval centre, with quick access to the D-Day beaches and Caen.



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

In a sought-after residential area of Bayeux, this detached home combines generous living space with excellent practicality.

Ground floor:

Spacious entrance hall with central staircase

Bright sitting room with dual-aspect views over the gardens and a cosy woodburner

Adjoining dining room, perfect for entertaining

Separate fitted kitchen

Versatile bedroom or office

Shower room with basin & WC

First floor:

Three bedrooms, including a large master

Family bathroom with bath, shower & basin

Separate WC

Lower-ground floor:

Vast garage with room for at least three vehicles

Laundry/utility room

Boiler room with mains gas heating

Generous storage rooms

Outside:

The house is set within mature, landscaped gardens to both front and rear, offering private outdoor space for relaxation, family life or entertaining.

LOCAL TAXES

Taxe habitation: EUR

NOTES

This is a perfect home for those seeking a spacious family property close to all amenities. With Bayeux's vibrant shops, weekly markets, cafés and restaurants just a short walk away, and the D-Day beaches, Caen and the Normandy countryside within easy reach, the location offers both lifestyle and convenience.

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