

Modern and spacious detached home in a prime location with convenient access to Caen's vibrant city centre.



INFORMATION

Town:	Caen
Department:	Calvados
Bed:	5
Bath:	3
Floor:	142 m2
Plot Size:	652 m2

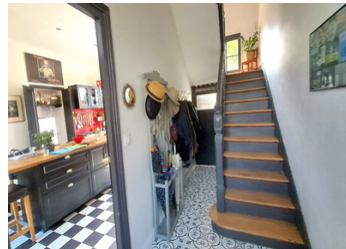
IN BRIEF

Elegant 5-Bedroom Detached Family Home in the heart of Caen

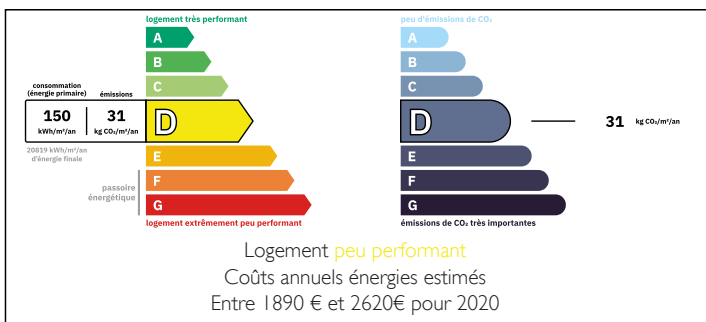
Located in the vibrant city of Caen where Normandy's rich history meets modern urban living, Leggett are pleased to offer this exceptional detached family home which combines spacious elegance, light-filled interiors, and a tranquil outdoor retreat.

With five generous bedrooms, each flooded with natural light, this residence offers a harmonious balance of comfort and style. The flowing layout creates a welcoming atmosphere, perfect for family life or entertaining friends.

Step outside to a mature walled garden featuring a sun-drenched terrace—ideal for al fresco dining or simply relaxing in privacy. Off-road parking is provided in the recently updated garage, and the



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

The house offers on the ground floor:

A large double-aspect reception room with double doors opening to a pretty balcony overlooking the garden. This large peaceful room benefits from the addition of a recent woodburner and attractive decorative features.

A spacious fitted kitchen is located adjacent to the central hallway which features a large centre island to sit 10 people. Large double aspect windows provide plenty of light all day and make this a welcoming place to entertain with views out to the garden. In the far corner there is a small hallway with external door out to the garden and terrace and also access to a downstairs WC. An additional doorway in the kitchen leads down two steps to a large light and airy room which is currently being used as a guest bedroom but would make for a perfect spacious office or a home gym or studio. This room also has a door opening directly out to the garden and terrace.

An elegant original wooden staircase leads to the first floor where you will find the large principal bedroom with walk-in shower and plenty of space for dressing and storage. This room also boosts double aspect large windows.

On this floor there are also two bedrooms all decorated to a high standard with a family toilet and shower room off the central hallway.

On the second floor there are two further bedrooms with views over the garden and an additional attic room that currently has been...

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

NOTES