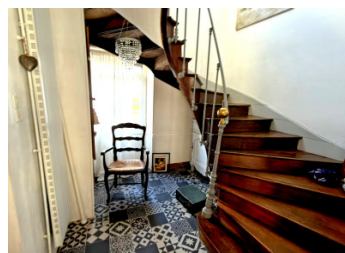


Character Property – 18th Century Former Presbytery – near Falaise (Calvados)



INFORMATION

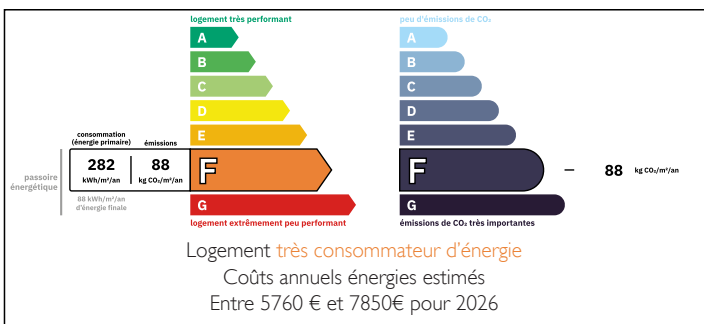
Town:	Falaise
Department:	Calvados
Bed:	4
Bath:	2
Floor:	158 m ²
Plot Size:	1119 m ²



IN BRIEF

Located in the village, just minutes from Falaise and 35 minutes from Caen, this 18th-century former presbytery offers a peaceful lifestyle with local amenities nearby (bakery, nursery and primary schools). Set on a landscaped 1,119 m² plot, the property provides 158 m² of living space over two floors, plus a 60 m² converted attic. The ground floor features an entrance hall, a bright 24 m² living room with fireplace and stove, a dining room, a separate kitchen, a shower room and WC. Upstairs: three bedrooms and a shower room. At the rear: two garages, a shed, and additional parking. The property retains strong character but requires light refurbishment, particularly in the kitchen and bathroom. A rare opportunity in the area, ideal for buyers seeking charm, authenticity, and a quiet environment.

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

Character Property – 18th Century Former Presbytery – near Falaise (Calvados)

Just a few minutes from Falaise and approximately 35 minutes from Caen, the village offers a highly desirable setting, combining peaceful countryside living with easy access to main routes. The village benefits from essential amenities, including a bakery and both nursery and primary schools within close proximity—ideal for family life.

In this privileged environment, discover an elegant 18th-century former presbytery, a charming historic residence full of character, set within a beautifully landscaped garden of 1,119 m².

The property offers 158 m² of living space over two floors, complemented by converted attic space.

Layout:

Ground floor:

A welcoming entrance from the street leading to a bright and spacious living area, including a 24 m² lounge with fireplace and stove, and a 12 m² dining room.

Separate 9 m² kitchen overlooking the garden.

Shower room and separate WC.

First floor:

Three bedrooms of 9 m², 16 m², and 25 m².

Shower room of 6 m².

Second floor:

Converted attic of approximately 60 m² offering multiple possibilities.

Exterior & Outbuildings:

Pleasant landscaped garden, a true green haven.

Two garages at the rear of the property, along with a storage shed.

Additional parking spaces near the house with a private driveway.

The property requires light refurbishment,

LOCAL TAXES

Taxe habitation: EUR

NOTES