

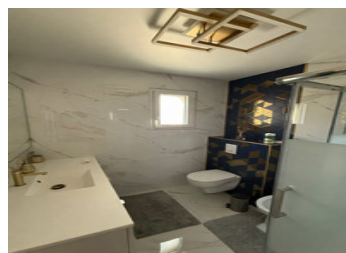
Contemporary house, 165m<sup>2</sup>, 1125m<sup>2</sup> plot, open-plan kitchen/dining room/living room, 4 bedrooms, 2 bathrooms, ba

EXCLUSIVE



## INFORMATION

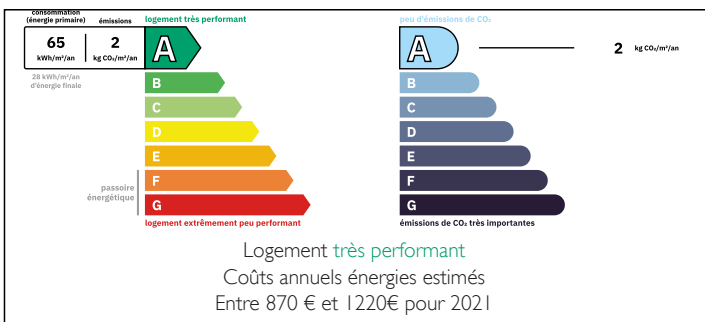
Town:	Saint-Désir
Department:	Calvados
Bed:	5
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	1125 m <sup>2</sup>



## IN BRIEF

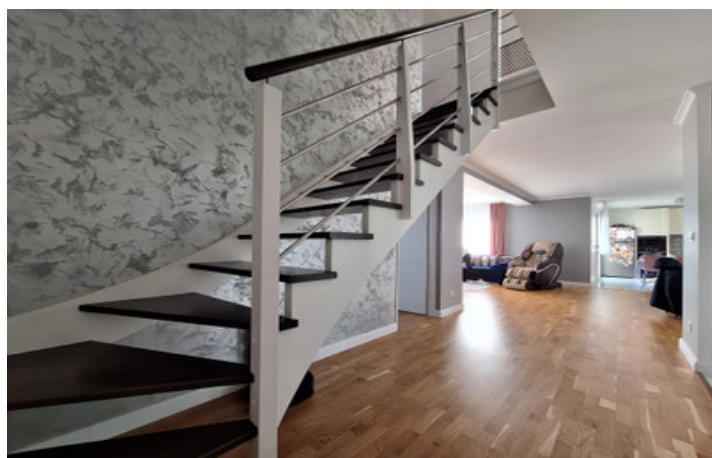
Located in the commune of Saint Désir, in the hills above Lisieux, this beautiful contemporary house of 165m<sup>2</sup>, built in 2021 on a plot of 1125m<sup>2</sup>, will charm you with its generous proportions and high-quality features, combining comfort, modernity and energy efficiency. Ideal for family life, enjoying a residential setting while remaining close to amenities and main roads.

## 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

On the ground floor:

- a beautiful open-plan fitted kitchen, 12.50m<sup>2</sup>
- a large, light-filled dining/living room (42m<sup>2</sup>)
- a bedroom, perfect for single-storey living or as a study (14m<sup>2</sup>)
- a shower room
- direct access to the 25m<sup>2</sup> garage
- a basement with no external access, offering rare additional space that can be adapted to suit your needs: private cinema room, wine cellar, billiard room or any other project.

Upstairs:

- four spacious and bright bedrooms (19m<sup>2</sup>, 12.5m<sup>2</sup>, 23m<sup>2</sup>, 16m<sup>2</sup>)
- a bathroom with walk-in shower (8m<sup>2</sup>)
- a separate toilet

A turnkey home, no work required, all you have to do is move in!

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

**Taxe habitation: EUR**

Translated with DeepL.com (free version)

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

## NOTES