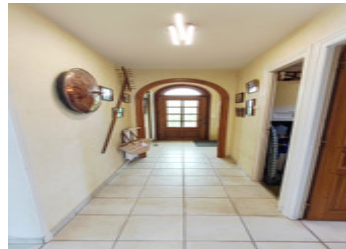


Renovated Family Home with Landscaped Garden, 10 mins to Omaha beach. Walk to amenities. Trevieres



INFORMATION

Town:	Trévières
Department:	Calvados
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	1367 m2



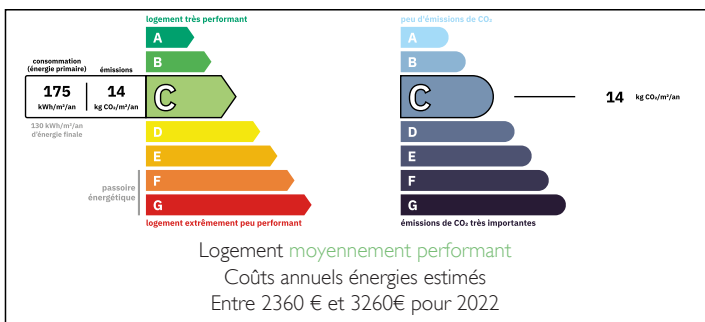
IN BRIEF

Just 10 minutes from Omaha Beach and only 300 metres from the shops and amenities of Trévières, this beautifully renovated 4-bedroom family home combines peaceful village living with excellent convenience. Set on 1,367 m² of mature landscaped gardens, the property offers spacious and light-filled interiors with no renovation work required.

The ground floor includes a fully fitted kitchen, a cosy winter lounge with fireplace, and a stunning open conservatory-style summer lounge overlooking the garden. Upstairs are four comfortable bedrooms, a shower room and two separate WCs.

Additional features include three attached garages (54 m²), a wood store, garden cabin, air-to-water heat pump, Viessmann gas boiler backup and De Dietrich pellet stove.

ENERGY - DPE



Ideal as a permanent residence, holiday home or

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.



LOCAL TAXES

Taxe foncière: 1344 EUR

NOTES

DESCRIPTION

Located in the sought-after village of Trévières, just 10 minutes from Omaha Beach and within walking distance of shops, cafés and local amenities, this beautifully renovated 4-bedroom home offers the perfect blend of Normandy charm, modern comfort and peaceful countryside living.

Set on a private and fully landscaped 1,367 m² plot, the property enjoys a quiet residential setting with mature trees, generous outdoor space and excellent privacy. Renovated throughout, the home is move-in ready with no works required.

The ground floor features approximately 84 m² of bright and welcoming living space, including a fully fitted and equipped kitchen, a cosy 30 m² winter lounge and dining room with fireplace, and a superb 25 m² conservatory-style summer lounge fully open onto the garden, creating an exceptional indoor-outdoor living atmosphere. A utility/boiler room, separate WC and additional storage complete this level.

Upstairs, the first floor offers three spacious bedrooms (14.25 m², 14.50 m² and 10.73 m²), a modern shower room and a second separate WC. The top floor hosts a beautifully fitted fourth bedroom with built-in wardrobes, ideal as a guest suite, office or master retreat.

The property also benefits from excellent outbuildings including three attached garages totalling 54 m², an 11 m² wood store and a charming handcrafted garden cabin.

Modern heating is provided by an Atlantic air-to-water heat pump with Viessmann gas boiler backup, complemented by a De Dietrich pellet stove for additional comfort and efficiency.

A superb opportunity for a permanent residence, holiday home or investment property close to...