

City-center apartment in Caen, 1st floor, 45 m 2 rooms, 1 bright living area, 1 bedroom 1 additional mezzanin



INFORMATION

Town:	Caen
Department:	Calvados
Bed:	2
Bath:	1
Floor:	44 m2
Plot Size:	0 m2



IN BRIEF

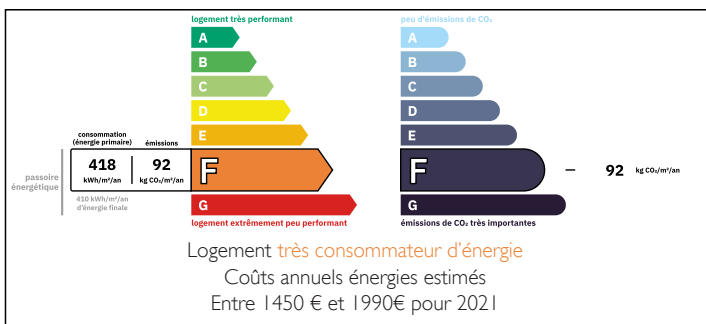
FOR SALE:

Apartment in the city center of Caen, Calvados, Normandy (Rue Vauquelin), located on the 1st floor (no elevator).

45 m², including:

- An entrance
- A beautiful, bright living area (garden view) with a kitchenette and lounge
- Separate toilet
- A bright bedroom (street view) with built-in wardrobes
- A bathroom with an Italian-style shower
- A closet
- An additional mezzanine bedroom

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

FOR SALE – Charming apartment in the city center of Caen, Calvados, Normandy (Rue Vauquelin)

Discover this charming and ideally located apartment on the 1st floor of a 3-story building (no elevator) in the heart of Caen. With its well-optimized 45 m², it offers a bright and pleasant living space.

Description:

- Functional entrance: hallway
- Beautiful, bright living area: 23 m² with a garden view, including a kitchenette and lounge.
- Unique mezzanine: 9 m², accessible via a custom-carved wooden ladder—perfect for storage, reading nook, or a small bedroom.
- **Sunny bedroom:** 13 m², street-facing, with built-in wardrobes.
- Modern bathroom:** 3 m², featuring an Italian-style shower.
- Separate toilet**
- Convenient closet:** near the entrance for optimized storage.

Features:

- Flooring: oak parquet
- Walls: white, need repainting
- Heating: collective gas heating with a boiler
- Windows: PVC double glazing with soundproofing thanks to asymmetric glass
- Shared basement storage

Highlights:

- Building roof recently renovated
- Insulated attic for improved energy efficiency
- Garden-facing facade newly refurbished
- No planned co-ownership works ensuring peace of mind

This apartment is ideal for a first-time purchase, rental investment, or for those seeking a home combining charm and functionality in the heart of Normandy.

LOCAL TAXES

Taxe foncière: 992 EUR

Taxe habitation: EUR

NOTES