

## Modern Home with Heated Pool – Single Storey, Full Comfort, 10 min from Falaise



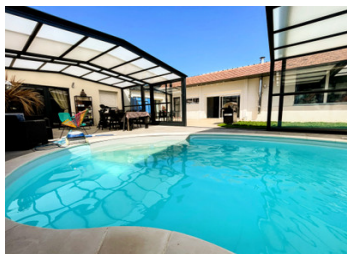
## INFORMATION

Town:	Morteaux-Coulibœuf
Department:	Calvados
Bed:	4
Bath:	2
Floor:	190 m <sup>2</sup>
Plot Size:	499 m <sup>2</sup>

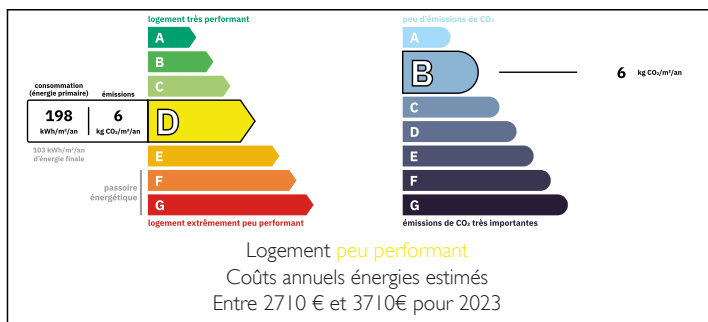
## IN BRIEF

### PRICE DROP

Beautifully renovated former school turned modern single-storey home, just 10 km from Falaise. With 190 m<sup>2</sup> of living space on a 499 m<sup>2</sup> enclosed plot, it features a bright living room, new fitted kitchen (May 2025), 4 bedrooms (including a 20 m<sup>2</sup> master suite with direct access to the terrace and heated pool), a versatile 20 m<sup>2</sup> room, utility areas, and modern comforts like electric shutters and a wood stove. Outside: 30 m<sup>3</sup> heated pool with dome cover and heat pump, large terrace, lawn, and garden shed. Steel roof, recent external insulation, alarm system, gated entrance with intercom. Connected to mains drainage. Located in a peaceful village with local amenities, just 10 minutes from the town of Falaise. Ideal as a family home or turnkey second residence. A rare gem!

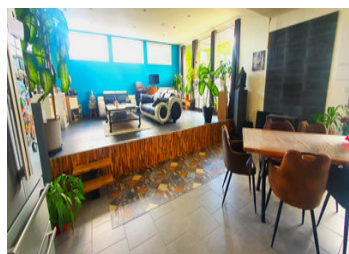


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

PRICE DROP !!!

For Sale – Stylish Contemporary Home Just 10 km from Falaise

Formerly a village school, this \*beautifully renovated, single-storey home\* combines the charm of the past with high-end modern features. With a living area of 190 m<sup>2</sup> on a fully enclosed 499 m<sup>2</sup> plot, the property offers exceptional brightness, smart layout, and absolute comfort.

Interior Highlights:

- Welcoming entrance hall (11.5 m<sup>2</sup>) with built-in dressing area
- Bright and spacious living space: cozy 26 m<sup>2</sup> lounge, brand-new fitted kitchen (installed in May 2025) open to dining area for a total of 41 m<sup>2</sup>, with a wood-burning stove
- Practical 5 m<sup>2</sup> utility room
- Four generously sized bedrooms (27 m<sup>2</sup>, 10 m<sup>2</sup>, 10 m<sup>2</sup>), including a 20 m<sup>2</sup> master suite with en-suite shower room and WC (4.5 m<sup>2</sup>), opening directly onto the terrace and pool
- Additional 10 m<sup>2</sup> room ideal as a walk-in closet or office
- Multi-purpose 20 m<sup>2</sup> room: playroom, home office, cinema... your call
- Spacious bathroom with shower and laundry space (13 m<sup>2</sup>)
- Separate WC
- Electric roller shutters on all windows

Outdoor Features:

- Gorgeous heated swimming pool (30 m<sup>3</sup> – 7.7 x 4.4 m), recently installed, with heat pump, cleaning robot, and removable dome (under warranty for 4 more years)
- Large terrace, grassy area, and a garden shed for tools

Additional Information:

- Steel roofing and exterior insulation fully redone less than 2 years ago