

Spacious 4 bed property with mature gardens within walking distance of large historic town with all amenities



INFORMATION

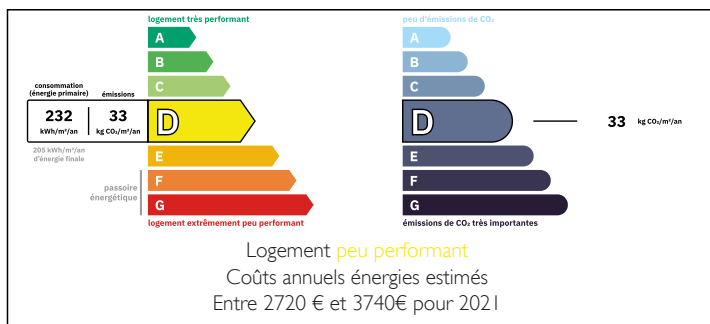
Town:	Bayeux
Department:	Calvados
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	777 m2

IN BRIEF

A detached, spacious, four bedroomed town house with private parking and garage, mature gardens front & back. The accommodation is on two floors and also has a vast lower-ground-floor space. Entry is via the roomy hall and staircase, leading to the large sitting room which looks out over front and back gardens. Adjoining is the dining room, leading through to the kitchen. There's a ground-floor bedroom/office and a shower & WC. The first floor has 3 bedrooms and a bathroom with bath, shower, basin & separate WC. The lower-ground floor has a laundry room, boiler room, storage room and garage parking for at least 3 cars. Double glazing all-round, electric roller shutters on the 3 windows of the gable ends, heating is by town-gas. Shops, bars, restaurants are within walking distance of the beautiful historic town of Bayeux.

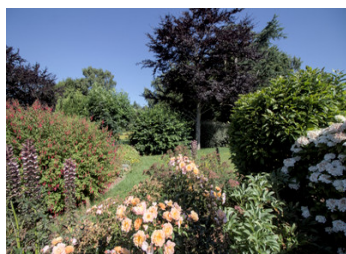


ENERGY - DPE



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

Ground floor :

Entrance hall with staircase

Sitting room with woodburner

Dining room

Kitchen

Bedroom/office

Bathroom with shower, basin & WC

First floor ;

Three bedrooms of which one is large master

Bathroom with bath, shower & basin

Separate WC

Lower-ground floor ;

Large garage space for at least 3 cars

Laundry room

Boiler room

Storage room

Outside – Mature gardens at front and back

The beautiful and historic town of Bayeux is within walking distance – amenities include shops, bakeries, bars, wonderful restaurants, train station (Paris 2 hours) – as well as the world famous tapestry, the cathedral, the war memorial and museums, fine-art museum etc. A magnificent situation.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES