

Modern and spacious detached home in a prime location with convenient access to Caen's vibrant city centre.



## INFORMATION

Town:	Caen
Department:	Calvados
Bed:	5
Bath:	3
Floor:	142 m2
Plot Size:	652 m2

## IN BRIEF

Elegant 5-Bedroom Detached Family Home in the Heart of Caen

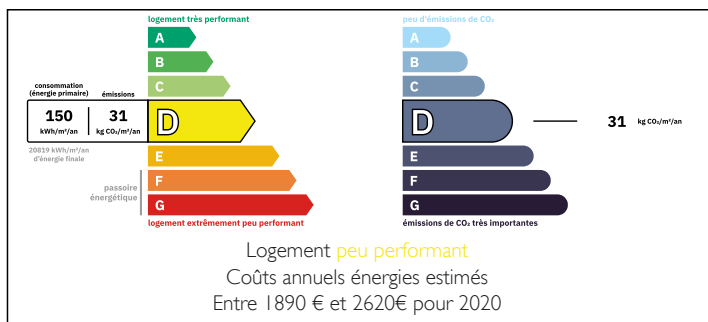
Nestled in the vibrant city of Caen- where Normandy's rich history meets a modern cosmopolitan lifestyle—this superb detached family home offers exceptional space, style, and comfort.

Boasting five generous bedrooms, this light-filled residence features spacious rooms with large windows, creating a bright and airy atmosphere throughout. The home has a natural, flowing layout that perfectly balances comfortable living with space for entertaining.

Outside, you'll find a large, mature walled garden with established fruit trees and a sunny terrace, ideal for relaxing and dining in a peaceful setting. Off-road parking is available in the recently updated garage and the nearest tram stop is a mere 2 minute walk



## ENERGY - DPE



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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

The house offers on the ground floor:

A large double-aspect reception room with double doors opening to a pretty balcony overlooking the garden. This large peaceful room benefits from the addition of a recent woodburner and attractive decorative features.

A spacious fitted kitchen is located adjacent to the central hallway which features a large centre island to sit 10 people. Large double aspect windows provide plenty of light all day and make this a welcoming place to entertain with views out to the garden. In the far corner there is a small hallway with external door out to the garden and terrace and also access to a downstairs WC. An additional doorway in the kitchen leads down two steps to a large light and airy room which is currently being used as a guest bedroom but would make for a perfect spacious office or a home gym or studio. This room also has a door opening directly out to the garden and terrace.

An elegant original wooden staircase leads to the first floor where you will find the large principal bedroom with walk-in shower and plenty of space for dressing and storage. This room also boosts double aspect large windows.

On this floor there are also two bedrooms all decorated to a high standard with a family toilet and shower room off the central hallway.

On the second floor there are two further bedrooms with views over the garden and an additional attic room that currently has been...

## LOCAL TAXES

**Taxe foncière: 2100 EUR**

**Taxe habitation: EUR**

## NOTES