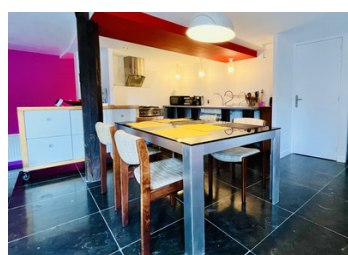
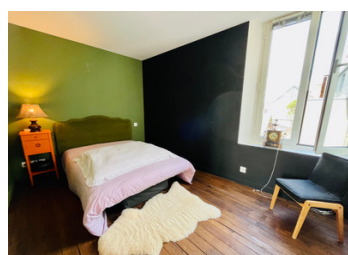
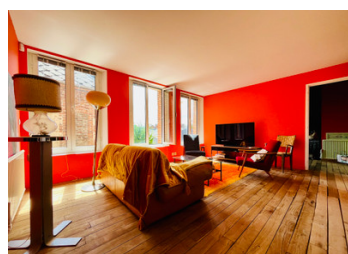
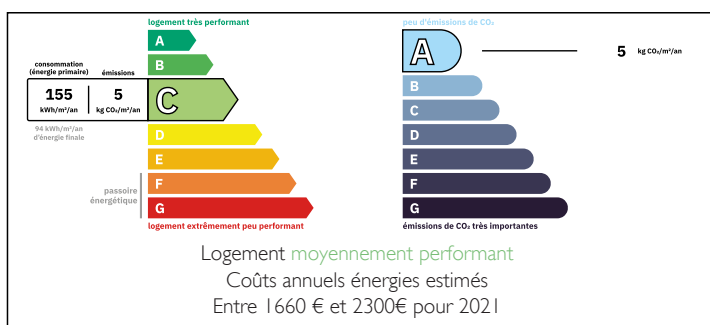


Elegant architect-designed home on 3 levels with terrace in a Calvados village with shops near Lisieux



## ENERGY - DPE



## INFORMATION

Town:	Livarot-Pays-d'Auge
Department:	Calvados
Bed:	3
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	121 m <sup>2</sup>

## IN BRIEF

A true architectural statement, this fully redesigned brick townhouse impresses with its generous space, natural light, and stylish interior design. Located in a quiet village in Calvados, with shops just a short walk away.

Facing due south, the house enjoys abundant natural light throughout the day. The layout is built around a central staircase connecting three levels:

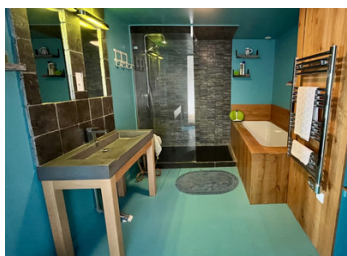
Ground floor: spacious living area with open kitchen and dining room, plus pantry and separate WC.

First floor: second living room, dressing room, two bedrooms (one with en-suite shower room and WC).

Top floor: a stunning master suite under cathedral ceilings with mezzanine, bathroom, and separate WC—an unexpected highlight of the home.

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

Access to the house's charming courtyard is via a private path, just steps from a free, covered public parking area.

### GROUND FLOOR:

Living room (25.7 m<sup>2</sup>) with stone flooring and fireplace insert, dining area and open-plan fitted kitchen (18 m<sup>2</sup>) equipped with extractor hood, sink, movable unit, and five-burner range cooker. Utility/laundry room (8.6 m<sup>2</sup>), separate WC.

### FIRST FLOOR:

Landing (7 m<sup>2</sup>), spacious second living room (18 m<sup>2</sup>), built-in wardrobe/dressing area, one bedroom or office (8 m<sup>2</sup>), second bedroom (10 m<sup>2</sup>) with en-suite shower room (5 m<sup>2</sup>) featuring washbasin, shower, electric towel warmer, and WC. Wooden flooring throughout.

### SECOND FLOOR:

Converted attic space with wood flooring throughout, featuring a 47 m<sup>2</sup> bedroom with mezzanine and cathedral ceiling, bathroom (8 m<sup>2</sup>) with bathtub, shower, double vanity, and separate WC.

Electric heating, double glazing (PVC) on all floors, and connected to the mains drainage system.

15-minutes drive from the city of Lisieux with direct train connection to Paris and all shops/amenities. 45 kms from the seaside beaches and .

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

## LOCAL TAXES

Taxe foncière: 1148 EUR

## NOTES