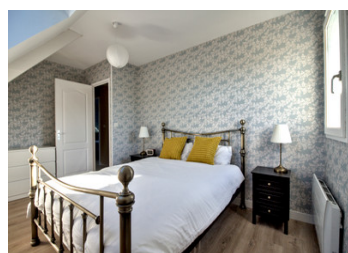
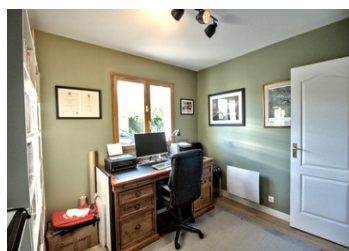


## Family home with garden, 3–4 bedrooms, office and modern septic system



## INFORMATION

Town:	Le Tronquay
Department:	Calvados
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	1349 m2



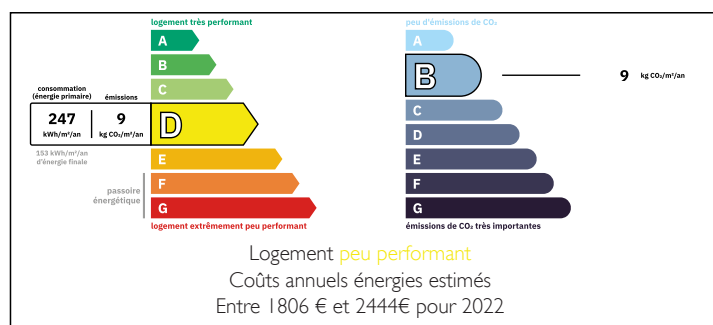
## IN BRIEF

Bright and well-designed home offering comfortable living space in a pleasant setting. The ground floor features a welcoming living / dining room with a modern wood-burning stove, a kitchen, a study that could be used as a bedroom, a separate WC and a utility room.

Upstairs, there are three bedrooms, a shower room with basin and shower, and a separate WC.

Set on a generous 1,266 m<sup>2</sup> plot, the property provides plenty of outdoor space to enjoy. It benefits from good energy performance (DPE D), electric heating complemented by a modern wood burner, and a recently installed micro-station (2021).

## 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

This well-presented home offers a comfortable and practical layout, making it ideal for family living or as a main residence with potential for further development.

Upon entering, you are welcomed into a bright and inviting living / dining area, enhanced by a modern wood-burning stove that provides both warmth and a cosy atmosphere. This space forms the heart of the home, perfect for everyday living and entertaining.

The kitchen is functional and conveniently arranged, offering a practical space for cooking and daily use. The ground floor also includes a study, which could easily be converted into a fourth bedroom if required, adding valuable flexibility to the layout.

A separate WC and a utility room complete this level. The utility room was created from the former integral garage and could be reconfigured to provide approximately 13 m<sup>2</sup> of additional habitable space, depending on your needs and plans.

Upstairs, a landing leads to three comfortable bedrooms, well suited to family life. A shower room with basin and shower, along with a separate WC, completes the first floor.

Externally, the property sits on a spacious 1,266 m<sup>2</sup> plot, offering excellent potential for landscaping, gardening, or outdoor leisure areas.

From a technical perspective, the property benefits from a good energy rating (Class C), with electric heating supported by a modern wood-burning stove. The windows are predominantly PVC double glazing, contributing to overall thermal efficiency, and insulation is generally adequate.

In addition, the property is equipped with a modern micro-station wastewater system installed in 2021, ensuring...

## LOCAL TAXES

**Taxe foncière: 910 EUR**

**Taxe habitation: EUR**

## NOTES