

A French 5 bedroom home full of character and charm, in historic town quarter, with potential to do B&B

## EXCLUSIVE



## INFORMATION

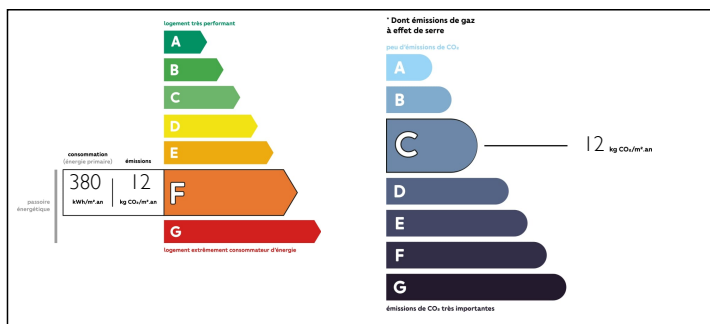
Town:	Livarot-Pays-d'Auge
Department:	Calvados
Bed:	5
Bath:	5
Floor:	170 m2
Plot Size:	20 m2

## IN BRIEF

This is a beautiful period home (estimated early to mid 1600s) with plenty of character and charm to enjoy the French lifestyle. With four bedrooms each with their own bathroom ensuite and TV points. Lovely reception/sitting area on the first floor, and a breakfast room on the ground floor. Huge living room space behind the breakfast room with kitchen. There is also an independant self-contained annexe next door for further visitors/guests. This is a historic and beautiful town with plenty of character and charm. It is central for people to do day trips to see the sights - Lisieux with its basilica is 10 minutes away, Deauville and its historic fishing market hall an hours drive away. There is a cheese trail to follow, or you could follow the apple cider trail. Plenty of WWII historic sites and museums including the D-Day beaches within...

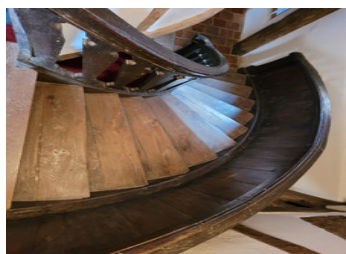


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Entering the property from the front you arrive in a spacious breakfast room (28m<sup>2</sup>) that serves the guests their breakfasts. If you wished to as well, this could then be used as a Tea salon/cafe throughout the day. There is authorisation to also set up tables and chairs on the sidewalk. There is a majestic wooden staircase that takes you up to the first floor, and also double glass doors that take you through to the private area of the house.

Heading up the grand staircase, you arrive at the sitting room/landing area (23m<sup>2</sup>) that has couches and chairs, and space for tea/coffee facilities or stocked minibar/fridge if you wish, with the second of the majestic Normandie fireplaces. There are two rooms off the landing area and two staircases. The first door takes you to one of the guest bedrooms (16m<sup>2</sup>), carpeted with wardrobes, and small corridor (3m<sup>2</sup>) takes you to the tiled ensuite (6m<sup>2</sup>) with toilet, basin, and shower cubicle.

The second door from the landing takes you to the 2nd bedroom (24m<sup>2</sup>) that has the 3rd wonderful open Normandie fireplace. This is also comes with its own ensuite (3m<sup>2</sup>) of toilet/shower/basin.

Back to the landing area and each of the two staircases takes you to a separate bedroom (10m<sup>2</sup> and 11m<sup>2</sup>) each with their own ensuite tiled bathrooms (3m<sup>2</sup> each) with shower/toilet/basin with the 4th ensuite having a bathtub.

On the ground floor heading through the double glass doors to...