

Family home in quiet cul-de-sac, 4 bedrooms, garage, outbuildings, garden



## INFORMATION

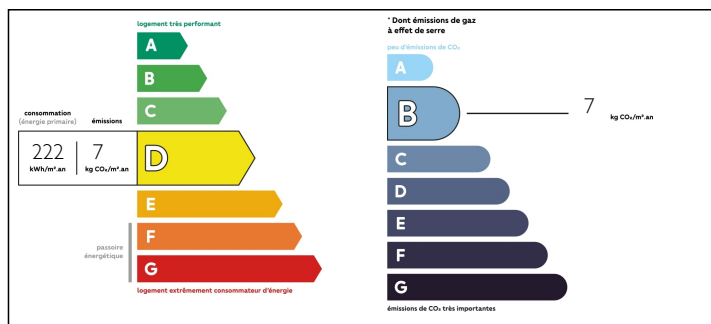
Town:	Cahagnes
Department:	Calvados
Bed:	4
Bath:	1
Floor:	114 m2
Plot Size:	592 m2

## IN BRIEF

A family home set in a quiet residential cul-de-sac, this detached four-bedroomed property is in good condition. There's double glazing all-round, insulation and modern electric heaters. A garage and workshop with direct access to the house. The outbuildings provide covered space for vehicles, projects and storage. Mature garden.



## 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.



## LOCAL TAXES

**Taxe foncière: 436 EUR**

## NOTES

## DESCRIPTION

Gated entrance to courtyard with parking space

Ground floor -

Entrance hall and corridor

Dining room

Sitting room

Fitted kitchen

Two bedrooms

Bathroom with bath and double-basin

Separate WC

Direct access to garage

First floor -

Two bedrooms

Landing space

Outside ;

Garage with workshop area and storage space above

Separate small building with electricity etc

Pretty garden

Shed for garden tools, further shed for storage, dustbin storage etc

The village of Cahagnes itself has a small supermarket, pharmacie and doctor etc. The larger towns of Caumont L'Eventé or Villers-Bocage are a few minutes drive, and the county town of Caen is only 20 minutes by car. The railway station in Caen has a regular service to Paris (takes 2hrs), the ferry port of Caen has a regular service to UK, the airport at Carpiquet is 20 minutes.

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