

Modern Home with Heated Pool – Single Storey, Full Comfort, 10 min from Falaise



INFORMATION

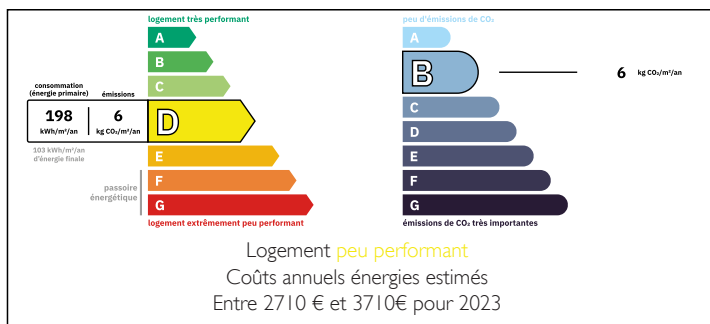
Town:	Morteaux-Coulibœuf
Department:	Calvados
Bed:	4
Bath:	2
Floor:	190 m ²
Plot Size:	499 m ²

IN BRIEF

Beautifully renovated former school turned modern single-storey home, just 10 km from Falaise. With 190 m² of living space on a 499 m² enclosed plot, it features a bright living room, new fitted kitchen (May 2025), 4 bedrooms (including a 20 m² master suite with direct access to the terrace and heated pool), a versatile 20 m² room, utility areas, and modern comforts like electric shutters and a wood stove. Outside: 30 m³ heated pool with dome cover and heat pump, large terrace, lawn, and garden shed. Steel roof, recent external insulation, alarm system, gated entrance with intercom. Connected to mains drainage. Located in a peaceful village with local amenities, just 10 minutes from the town of Falaise. Ideal as a family home or turnkey second residence. A rare gem!



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

FOR SALE – BEAUTIFULLY RENOVATED FORMER SCHOOL WITH HEATED POOL, 10 MINUTES FROM FALAISE (NORMANDY)

Approx. 190 sqm • 4 bedrooms • Heated swimming pool • 499 sqm enclosed grounds

Just 10 kilometres from Falaise, discover a truly distinctive property: a former village school entirely renovated and transformed into an elegant single-storey contemporary home.

Offering approximately 190 sqm of living space, the property successfully combines period character, generous proportions and modern comfort, all within a peaceful and green setting.

From the moment you enter, natural light and spaciousness define the atmosphere. The heart of the house is an impressive living area comprising a cosy 26 sqm lounge with wood-burning stove and a generous 41 sqm open-plan kitchen and dining area. The fully fitted kitchen, installed in May 2025, brings a contemporary finish to this warm and sociable reception space.

The sleeping accommodation includes four bedrooms, among them an impressive 27 sqm bedroom and a superb 20 sqm principal suite with its own shower room and WC. The principal bedroom also enjoys direct access onto the terrace and swimming pool, creating a seamless connection between indoor and outdoor living.

A separate 10 sqm dressing room, which could equally be used as a private office, is complemented by a versatile 20 sqm additional room suitable for a home cinema, games room, gym, study or occasional guest accommodation.

The property also includes a spacious family bathroom with both bath and shower facilities and an integrated laundry area, a utility room and separate WC.

Designed for...

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