

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



INFORMATION

Town:	Livarot-Pays-d'Auge
Department:	Calvados
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	121 m2

IN BRIEF

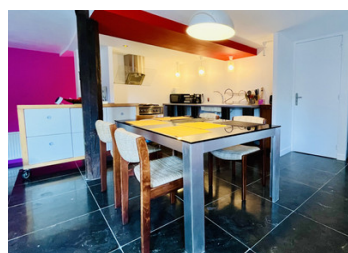
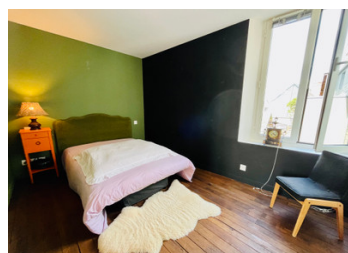
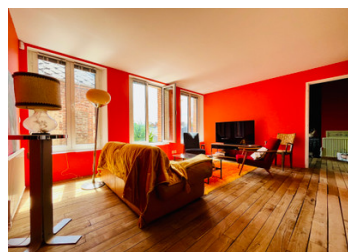
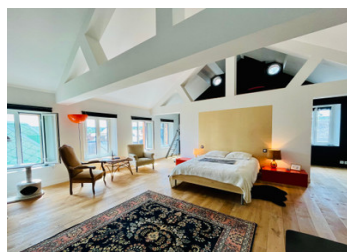
A true architectural statement, this fully redesigned brick townhouse impresses with its generous space, natural light, and stylish interior design. Located in a quiet village in Calvados, with shops just a short walk away.

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

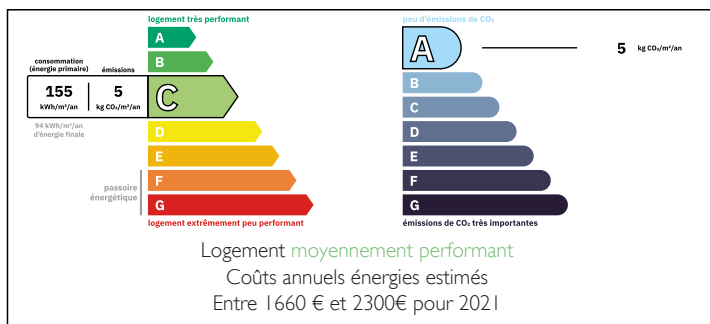
Ground floor: spacious living area with open kitchen and dining room, plus pantry and separate WC.

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.

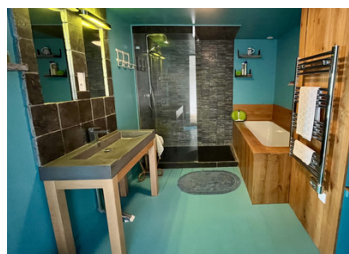
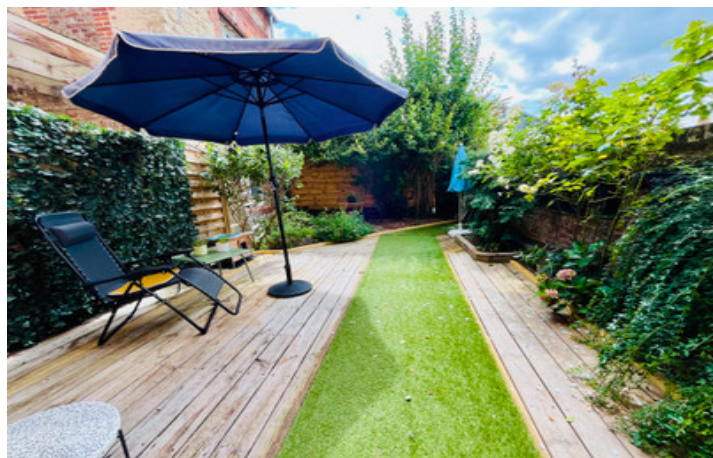


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1148 EUR

NOTES

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 m²) with stone flooring and fireplace insert, dining area and open-plan fitted kitchen (18 m²) equipped with extractor hood, sink, movable unit, and five-burner range cooker. Utility/laundry room (8.6 m²), separate WC.

FIRST FLOOR:

Landing (7 m²), spacious second living room (18 m²), built-in wardrobe/dressing area, one bedroom or office (8 m²), second bedroom (10 m²) with en-suite shower room (5 m²) featuring washbasin, shower, electric towel warmer, and WC. Wooden flooring throughout.

SECOND FLOOR:

Converted attic space with wood flooring throughout, featuring a 47 m² bedroom with mezzanine and cathedral ceiling, bathroom (8 m²) 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 .

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