

Charming Normandy Home with Garden and Fireplace



INFORMATION

Town:	Courtonne-la-Meurdrac
Department:	Calvados
Bed:	4
Bath:	1
Floor:	131 m ²
Plot Size:	1537 m ²



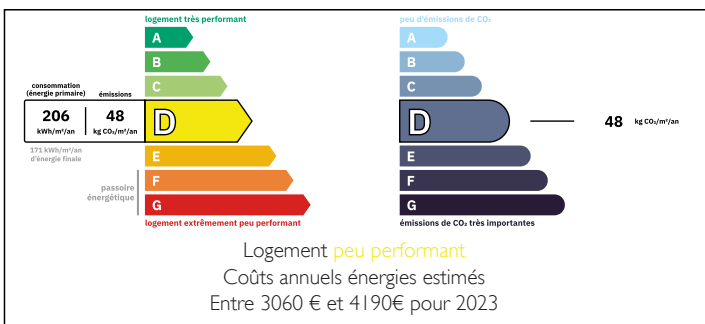
IN BRIEF

Just minutes from Lisieux, this well-maintained 131 m² family home features a bright and spacious living-dining area with fireplace, a fully equipped kitchen, and 4 comfortable bedrooms.

Set on a 1,537 m² landscaped garden with a full basement, this property is move-in ready, functional, and easily personalized – ideal as a primary residence, holiday home, or investment in Normandy.

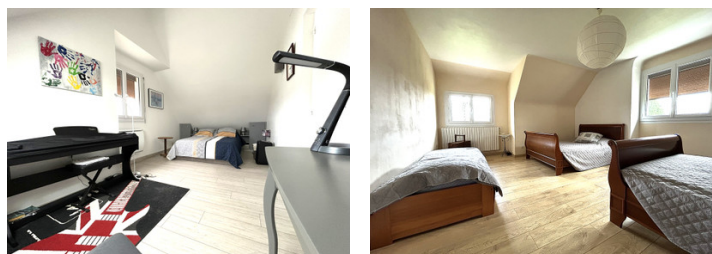
Enjoy the peaceful countryside, while staying close to local shops and amenities – a perfect blend of comfort, space, and Normandy charm.

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

Spacious and Well-Maintained Family Home in Normandy

Just a few minutes from the center of Lisieux, this charming family home, built in 1981, offers a peaceful countryside lifestyle while remaining close to shops, schools, and local amenities. Set on a generous 1,537 m² plot, the property combines comfort, functionality, and plenty of outdoor space to enjoy the Normandy climate.

With 131 m² of living space, the house features a welcoming entrance that opens onto a bright and spacious living-dining area, complete with a fireplace and a balcony overlooking the garden, creating a perfect environment for family gatherings, relaxing evenings, or entertaining friends. The kitchen with dining space is practical and convivial, ideal for everyday meals or casual entertaining.

The ground floor includes a comfortable bedroom and a bathroom with bathtub and shower, offering the convenience of single-level living – perfect for families, retirees, or anyone wanting easy access without stairs.

Upstairs, a large floor with three bedrooms (21, 13, and 11 m²) provides plenty of flexibility. The rooms are bright and generously proportioned, offering space for a master suite, children's bedrooms, or a home office. A separate WC and the potential to add a second bathroom add even more convenience for family life or guests.

A full basement provides garage space, storage, and a workshop, giving practical solutions for hobbies, vehicles, or household storage.

The garden, spacious and beautifully maintained, is perfect for outdoor living, gardening, or play areas, creating a serene environment where one can truly relax and enjoy...

LOCAL TAXES

Taxe foncière: 1 128 EUR

Taxe habitation: 836 EUR

NOTES