LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45057JTH14 Price: 359 000 EUR

agency fees to be paid by the seller

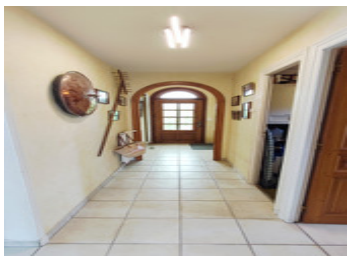
Renovated 4-Bedroom Family Home with Gardens & Garages, 10 mins from Omaha Beach – Trévières







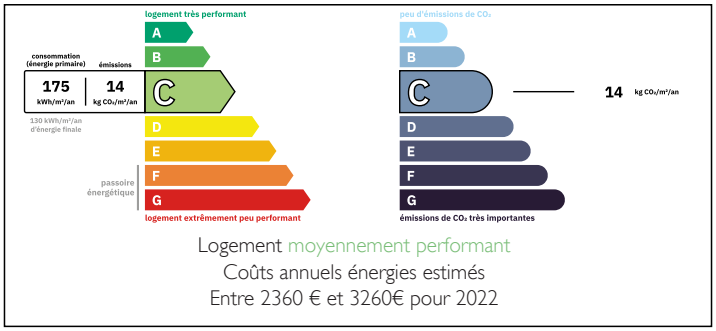








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2360 € et 3260€ pour 2022

INFORMATION

Town:	Trévières
Department:	Calvados
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	1367 m2

IN BRIEF

Leggett-Immo presents this property tust 10 minutes from Omaha Beach and approximately 300 metres from the shops and amenities of Trévières, Beautifully renovated four-bedroom family home combines village convenience with a peaceful garden setting. Set within 1,367m² of landscaped grounds, the property offers approximately 84m² of ground-floor living space, including a fully fitted kitchen, a 30m² winter lounge and dining room with fireplace, and a superb 25m² conservatory-style summer lounge opening onto the garden. Upstairs are four bedrooms, a shower room and two separate WCs. Three attached garages provide 54m² of additional space, complemented by an 11m² wood store and handcrafted garden cabin. Heating is provided by an Atlantic air-to-water heat pump with Viessmann gas boiler backup and De Dietrich pellet stove. Property tax: €1,344/year. Long completion sale, with possession available no later than January 2027.

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.

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LOCAL TAXES

Taxe foncière:	**1344 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents this Renovated family home in the heart of Trévières

Located in the sought-after village of Trévières, this beautifully renovated four-bedroom house offers an appealing combination of Normandy character, modern comfort and convenient village living.

The property is approximately 10 minutes from Omaha Beach and around 300 metres from local shops and amenities, allowing residents to enjoy everyday services on foot while remaining close to the Normandy coast and the historic D-Day beaches.

Set within approximately 1,367m² of mature landscaped grounds, the property enjoys a peaceful residential setting with established trees, generous gardens and good privacy.

The house has been renovated throughout and is presented as a move-in-ready home with no renovation work required.

Light-filled ground-floor living

The ground floor provides approximately 84m² of living accommodation, with a particularly attractive combination of traditional and contemporary spaces.

The fully fitted and equipped kitchen provides a practical base for everyday family life.

The 30m² winter lounge and dining room offers a cosy and welcoming reception space, centred around its fireplace and suitable for relaxing and entertaining throughout the cooler months.

Opening directly towards the garden is the impressive 25m² conservatory-style summer lounge.

With its open connection to the garden, this room creates a wonderful indoor-outdoor living space and provides an exceptional setting for enjoying the property during the warmer months.

A utility/boiler room, separate WC and additional storage complete the ground floor.

Four bedrooms

The first floor provides three spacious bedrooms, measuring approximately 14.25m², 14.50m² and 10.73m².

A modern shower room and separate WC complete this level.