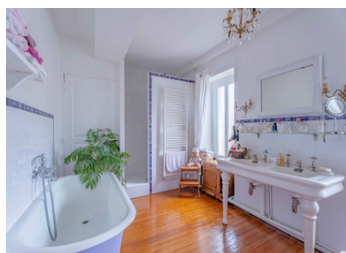


Spacious family home, outbuildings and garden with pond, just 1.2 km from Villers-Bocage



INFORMATION

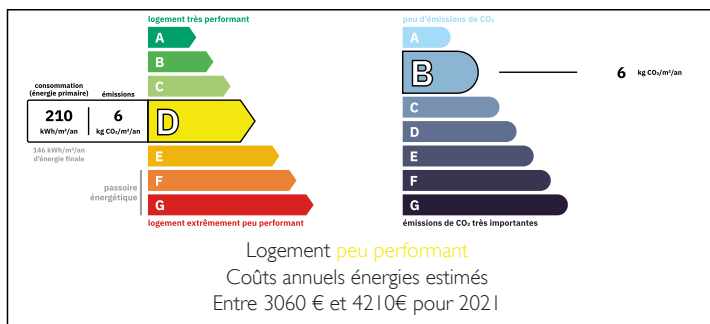
Town:	Tracy-Bocage
Department:	Calvados
Bed:	4
Bath:	4
Floor:	315 m2
Plot Size:	5324 m2



IN BRIEF

Just 1.2 km from Villers-Bocage and its shops and services, this spacious family home offers generous accommodation, four bedrooms and extensive outbuildings. In good condition and requiring no work, it benefits from a DPE rating of D, a heat pump with cast-iron radiators and PVC double-glazed windows throughout. The ground floor provides several reception rooms, a kitchen/breakfast room, office and useful service rooms. Two bedrooms with private shower rooms occupy the first floor, with two further bedrooms on the second floor. The outbuildings include a double garage, workshop, boiler room and several rooms on the upper floor. Gated courtyard parking for at least two cars. The grounds include lawns, a vegetable garden, fruit trees, a pond and a stream.

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.



NOTES

DESCRIPTION

Situated just 1.2 km from Villers-Bocage, this substantial family home enjoys a pleasant setting while remaining very close to shops and services. A supermarket, post office, restaurants and other amenities are only a few minutes away by car.

The house is in good overall condition and requires no work. It has a DPE energy rating of D, a heat pump supplying cast-iron radiators throughout the house, and PVC double-glazed windows.

On the ground floor, an entrance hall leads to a kitchen/breakfast room, dining room, sitting room and a large main lounge, providing generous reception space. This level also includes an office, utility kitchen, laundry room and two separate WCs.

On the first floor, there are two bedrooms, each with its own private shower room with WC, shower and washbasin. One also has a bath. Two dressing rooms complete this floor.

On the second floor, there are two further bedrooms and a shower room with WC and washbasin, providing useful additional accommodation for family or guests.

The property also benefits from an extensive range of outbuildings, including a log store, bicycle store, boiler room housing the heat pump, double garage and workshop. On the first floor of the outbuildings there is a shower room with WC, together with several additional rooms offering useful space for storage, hobbies or other projects.

Outside, the house has a gated courtyard with parking for at least two cars, together with varied and attractive grounds. These include lawns, a vegetable garden, fruit trees and a pond...