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Ref: A47544YAL14 Price: 742 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (700 000 EUR without fees)

Prestige Property in Falaise – 300 m , Landscaped Grounds, Rampart Views, Walk to Town















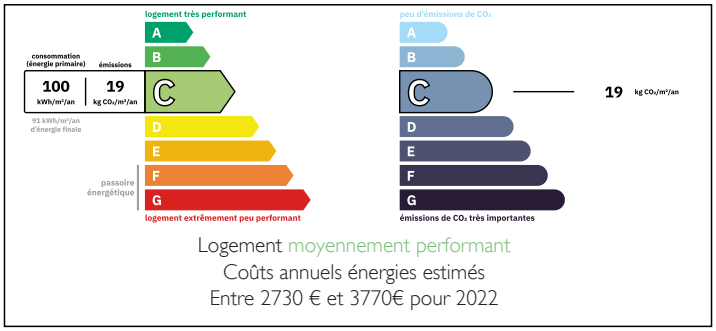
INFORMATION

Town:	Falaise
Department:	Calvados
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	3539 m2

IN BRIEF

In Falaise, in a peaceful and highly sought-after setting, just a 7-minute walk from the town centre, discover this approximately 300 m² property enjoying remarkable views over the medieval ramparts and gates. Built around 20 years ago and beautifully maintained, the house offers a spacious, light-filled living area with fitted kitchen and central island, lounge with fireplace and direct access to the terrace. It includes 5 bedrooms, with the option of a 6th bedroom or office, as well as a private master suite with bathroom, shower and dressing room. Large basement with garage, cellar, laundry room and workshop. Landscaped 3,539 m² plot with no overlooking neighbours, former pool/basin that could be restored, borehole, garden shed and electric gate. Double glazing, gas heating, fibre internet, mains drainage and water softener. Falaise offers shops, schools, colleges, a high school and...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2730 € et 3770€ pour 2022

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 habitation: **2640 EUR**

NOTES

DESCRIPTION

FALAISE TOWN CENTRE – EXCEPTIONAL HOME IN AN OUTSTANDING SETTING

Just a 7-minute walk from the centre of Falaise, this impressive property offers approximately 300 sq m of living space in a particularly privileged setting. Peaceful and private, with no overlooking neighbours, it enjoys beautiful views towards the town's historic ramparts and medieval gateways.

Built around twenty years ago, the house has since undergone numerous improvements and has always been meticulously maintained. Today, it offers generous proportions, exceptional natural light and a rare quality of life, combining contemporary comfort, space and the convenience of having the town centre within easy walking distance.

A Generous Living Space Opening onto the Garden
- At the heart of the house is an impressive 104 sq m open-plan living area, flooded with natural light and incorporating the sitting room, dining area and kitchen.
- The fully fitted and equipped kitchen is arranged around a substantial central island and blends seamlessly into this welcoming living space.
- Large glazed openings extend the room naturally onto the terrace and landscaped garden, while a fireplace adds warmth and character.

Bedrooms
- The property offers five bedrooms, with the possibility of easily creating a sixth bedroom or additional study, depending on requirements.
- Ground floor: One 16 sq m bedroom ; A shower room ; An additional 11.5 sq m room near the entrance, ideal as a study or home office
- First floor: One bathroom with bath and shower ; Two bedrooms of 14.5 sq m each ;
One bedroom of...