

Leggett presents a 4-Bedroom House with an attached 75m Garage. Garden & Patio in Biéville Beuville, Caen



INFORMATION

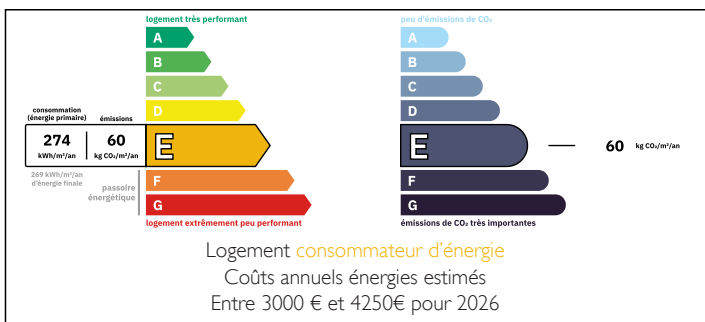
Town:	Biéville-Beuville
Department:	Calvados
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	320 m2



IN BRIEF

Leggett Immo presents this Four bedroom house of 125 m2 set over three levels in Biéville-Beuville, a suburb of Caen in Calvados, with a substantial attached 80m² garage, rear patio and garden. The ground floor has an entrance hall, WC, fully equipped modern kitchen diner and living room with wood burner, with access to the rear patio. The first floor provides two bedrooms and a bathroom with WC, while two further bedrooms are in the loft. Gas central heating and double glazing throughout. The 75m² garage provides generous off-street parking and storage, boiler room and laundry area, with a loft above. Biéville-Beuville has shops, restaurants, chemist, local services and a golf course, plus a regular bus service to Caen centre. The CHU is nearby and the D Day landing beaches are a 10-minute drive. SNCF Caen Paris at...

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

Leggett Immo presents this four bedroom house in Biéville-Beuville, a suburb of Caen in Calvados, offering a practical layout with a substantial 75m² attached garage, rear patio and garden. With easy access to village services and amenities and Caen.

As you enter the property, the entrance hall gives access to the WC on the left, while to the right is the kitchen diner. The fully equipped modern kitchen provides a practical space for everyday living. Further on there is a door to the living room and also to the rear patio. The living room provides a comfortable space and has a wood burner.

Stairs take us to the first floor where we find two bedrooms and a bathroom with WC. In the loft there are two further bedrooms, giving the property four bedrooms in total.

The house has gas central heating and double glazing throughout.

An attached 80m² garage is a huge bonus for off-street parking and storage, with a loft above. It also includes a boiler room and laundry area.

The rear patio has a new covered deck and garden area, providing useful outdoor space.

Biéville-Beuville is a suburb of Caen and has a golf course in the village. There are shops, restaurants, a pharmacy and other services in the village, together with a regular bus service to Caen centre. The CHU is not far away and the D-Day landing beaches are only a 10-minute drive.

Caen has direct trains to Paris, an airport and Ferry services to the U.K....

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES