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Ref: A47930JTH14 Price: 373 900 EUR

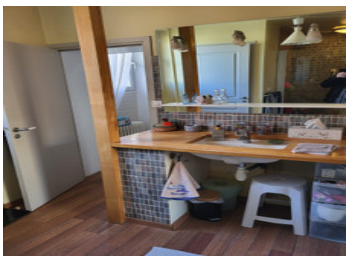
agency fees to be paid by the seller

4-Bedroom village House with 80m Garage, Garden & Patio in Biéville-Beuville near Caen. Walk to Amenities















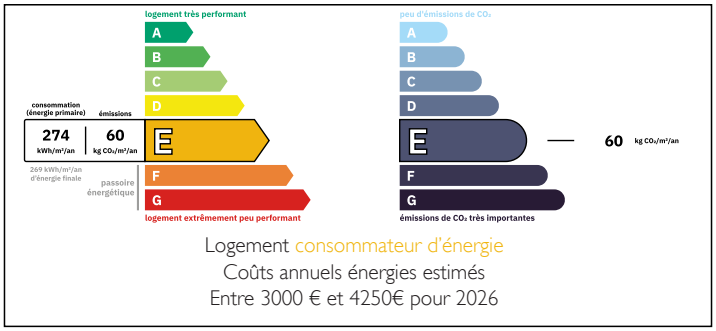
INFORMATION

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 approximately 125m² over three levels in Biéville-Beuville, a sought-after suburb of Caen in Calvados. The ground floor comprises an entrance hall, WC, modern fully fitted kitchen/diner and comfortable living room with wood burner and access to the rear patio. Two bedrooms and a bathroom with WC occupy the first floor, with two further bedrooms in the converted loft. The property benefits from gas central heating and double glazing throughout. An attached 75m² garage provides substantial off-street parking, storage, a boiler room, laundry area and additional loft space. Outside, a new covered deck leads to the rear garden. Biéville-Beuville offers shops, restaurants, pharmacy, local services and a golf course, with regular buses to central Caen. The CHU is nearby, the D-Day beaches are approximately 10 minutes away and Caen provides rail connections...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3000 € et 4250€ pour 2026

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.

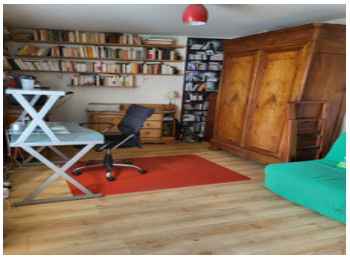
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LOCAL TAXES

Taxe foncière:	**1000 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents, Four-bedroom family home in village close to Caen

This practical and well-located four-bedroom house in Biéville-Beuville offers approximately 125m² of accommodation arranged over three levels, together with a substantial attached garage, rear patio and garden.

The property is particularly well positioned for buyers looking for a home within easy reach of Caen, while retaining the convenience of village amenities and access to the Normandy coast.

Ground-floor living

The entrance hall provides access to the main ground-floor accommodation.

A WC is located to the left, while the modern fully fitted kitchen/diner is to the right. This provides a practical and well-equipped space for everyday family life and dining.

Further through the property, a door leads into the living room, while another provides access towards the rear patio.

The living room offers a comfortable additional reception space and features a wood-burning stove, creating a focal point for the room and an additional source of warmth.

Four bedrooms over two floors

Stairs lead from the entrance hall to the first floor.

Here there are two bedrooms together with a bathroom incorporating a WC.

Two further bedrooms are located within the converted loft space, giving the property four bedrooms in total.

This arrangement provides flexibility for family accommodation, guest rooms or home working, depending on the requirements of the occupants.

Heating and glazing

The property benefits from gas-fired central heating and double glazing throughout.

These features provide practical year-round comfort and complement the property's existing accommodation.

Substantial attached garage

One of the property's major advantages is its