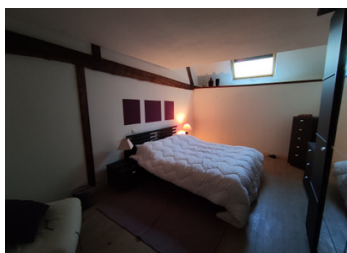


Beautiful family home on edge of village, needs some updating but great potential.

## EXCLUSIVE



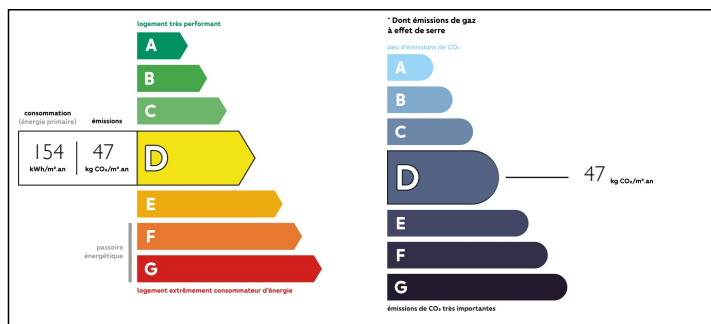
## INFORMATION

Town:	Landelles-et-Coupigny
Department:	Calvados
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	1480 m2

## IN BRIEF

3/4 bedrooms plus good size garden and garage.

## 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

Great potential to buy this good size family home.

Laid out as follows -

Enter into a spacious kitchen with fully fitted units plus ample space for either a sofa, as currently used or alternatively a breakfast room.

Open granite fireplace gives a lovely focal point.

From here access to a large cupboard/utility room. Aswell as a separate shower room and w.c.

This then leads to a conservatory at the back of the property, which has seen better days, but could be transformed.

In addition, there is also a boiler room, and good size office space leading through to the back of the integral garage.

In the opposite direction from the kitchen you access a very large room divided into two with a split wall, with beams..... currently used as dining room one side and lounge the other.

There is a log burner in the lounge. Aswell as oil fired radiators throughout the groundfloor and upstairs in one bedroom and the family bathroom.

Upstairs - very spacious landing, which has a door to outside, a granite staircase, so you can choose to have your front door either on the ground floor or the first floor!

On the landing numerous cupboards, allowing for ample storage. Large family bathroom with corner bath.

Bedroom one - double plus space for storage, window to one end.

Bedroom two - Master, again ample space for storage and large VELUX.

Bedroom three - double, leading through to

## NOTES