

Bernières-sur-Mer – 118m townhouse 800m from the beach Kitchen, living room, 2 bathrooms, 3 bedrooms

EXCLUSIVE

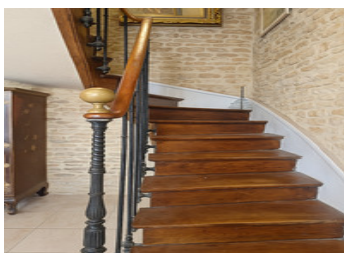


INFORMATION

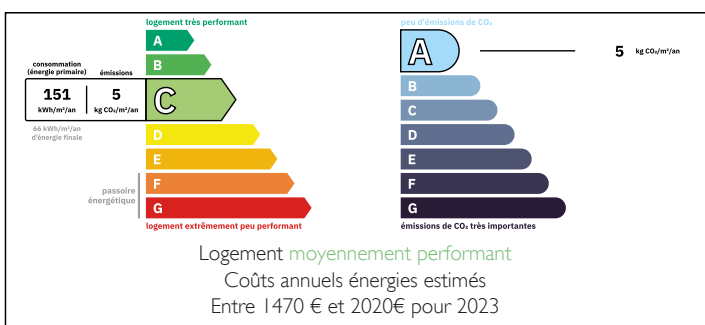
Town:	Bernières-sur-Mer
Department:	Calvados
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	0 m2

IN BRIEF

JUST A 5-MINUTE WALK FROM THE BEACH AND LOCAL SHOPS, discover this charming terraced house, semi-detached on one side, offering spacious rooms and a sought-after location on the Côte Nacre – ideal as a main or holiday home.

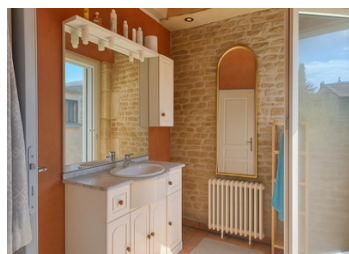


ENERGY - DPE



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

JUST A 5-MINUTE WALK FROM THE BEACH AND SUMMER SHOPS, discover this charming terraced house, semi-detached on one side, offering spacious rooms and a sought-after location on the Côte Nacre, ideal as a main or holiday home.

On the ground floor, a fully fitted and equipped kitchen opens onto a lovely 30m² living area, creating a warm and welcoming space. An intimate 11m² lounge provides a cosy atmosphere, complemented by a small separate room suitable for use as an office, workshop or home office.

The first floor features two comfortable bedrooms measuring 17m² and 14m², a bathroom and a separate toilet.

On the second floor, a spacious 23m² attic bedroom offers generous space and plenty of charm.

LOCAL TAXES

Taxe foncière: 1188 EUR

NOTES

ADDITIONAL FEATURES:

- Option to buy or rent a 24m² garage with a maximum height of 3m, allowing for the creation of a mezzanine for extra storage space, situated just 100m from the house – a real advantage in this sought-after area.
- The façade and roof have been recently renovated, ensuring the property requires no major works.
- Heat pump heating
- Electricity up to current standards
- Newly fitted kitchen

Some redecorating and refurbishment of the bathrooms will be required.

This house is particularly appealing due to its prime location and proximity to the coast.

A rare find on the Côte de Nacre – don't delay in viewing it!

Information about risks to which this property is exposed is available on the Géorisques website :