LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39178JTH14 Price: 739 900 EUR

agency fees to be paid by the seller

Leggett. House and two gites. Spectacular ensemble plus duplex apartment. Only 400 m form the sea.







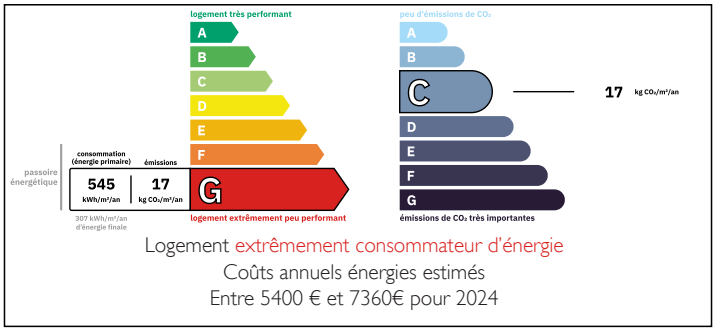








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5400 € et 7360€ pour 2024

INFORMATION

Town:	Commes
Department:	Calvados
Bed:	7
Bath:	5
Floor:	250 m2
Plot Size:	2690 m2

IN BRIEF

Leggett-Immo offers, Exceptional Coastal Property Ensemble – Port-en-Bessin, Normandy

Just 400 m from the beach and minutes from the lively fishing port of Port-en-Bessin, this impressive ensemble of three houses plus an independent duplex apartment offers charm, privacy, and proven rental income.

With 7 bedrooms and 5 bathrooms across four living spaces, it is ideal as a large family residence or as an investment with immediate and future income potential (two gîtes already established). The main house includes a private duplex apartment, perfect for guests or seasonal rentals.

Set on landscaped grounds accented with medieval-style turrets and ramparts, each home enjoys sunny terraces and individual privacy. From the cliff tops, take in the spectacular panoramic

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:	**2429 EUR**

NOTES

DESCRIPTION

Exceptional Ensemble of Properties – Normandy Coast

Also sold separately, see ref: A39189JTH14 and A40052JTH14

This rare property offers an exceptional combination of character, comfort, and flexibility: three independent houses plus a duplex apartment, all set within landscaped grounds and designed for privacy. Whether as a family residence, holiday retreat, or income-generating venture, the opportunities here are endless.

The Main House

The ground floor features a spacious kitchen-diner addition, perfect for gathering with family and friends, alongside a charming living room, dining area, bedroom, office, rear kitchen, and bathroom. Upstairs, an office area leads to a vast bedroom that spans most of the floor, complemented by a full bathroom. Attached is an independent duplex apartment with its own private entrance: an open-plan living/dining/kitchen and bathroom on the ground floor, and upstairs a bedroom plus an additional room ready for development.

The Second House

Bright and welcoming, this home offers an open-plan living, dining, and kitchen space, with a separate bathroom and WC at the rear. Upstairs, two well-proportioned bedrooms make it ideal for guests, extended family, or as a charming gîte.

The Third House

Designed in a bungalow style, it provides easy single-level living. Enter into the open-plan living and dining area with a kitchen to the side. From here, access a bedroom that opens directly onto the terrace. A second bedroom and a bathroom complete this inviting home.

Outdoor Living