

Renovation project with garage and garden, great potential



INFORMATION

Town:	Bernesq
Department:	Calvados
Bed:	0
Bath:	0
Floor:	60 m2
Plot Size:	843 m2

IN BRIEF

Renovation property offering excellent potential. The ground floor includes a kitchen with sink and fireplace, a bathroom with shower, basin and WC, two small bedrooms, a living room with fireplace, and an additional room requiring renovation. Attic space above provides storage or further potential. Attached garage. Set on a plot of approximately 843 m². Ideal for a renovation project, main residence or investment opportunity.



ENERGY - DPE

DPE not required.

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

This character property in need of renovation presents a great opportunity for buyers looking to create a home tailored to their own vision.

The house is arranged entirely on one level. The entrance leads into a kitchen featuring a sink and fireplace, providing a solid base for redesigning a welcoming living space. There is also a separate living room with a fireplace, adding charm and authenticity.

The sleeping area consists of two small bedrooms. There's a bathroom fitted with a shower, basin and WC. An additional room, requiring full renovation, offers flexibility for a variety of uses such as a home office, extra bedroom, or extended living space.

Above, the attic provides useful storage or potential for further development.

Externally, the property sits on a plot of approximately 843 m², offering a pleasant outdoor setting with scope for landscaping. An attached garage completes the property.

Significant renovation work is required, making this an ideal project for buyers seeking to fully redesign and add value to a property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES