

Normandy Property 4 bed (1GF) 2 bath (1GF). 2 Gîtes, 4,735m Land, Sea Views. 5 mins amenities.

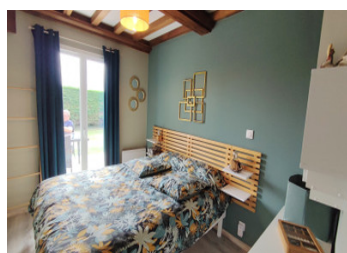


INFORMATION

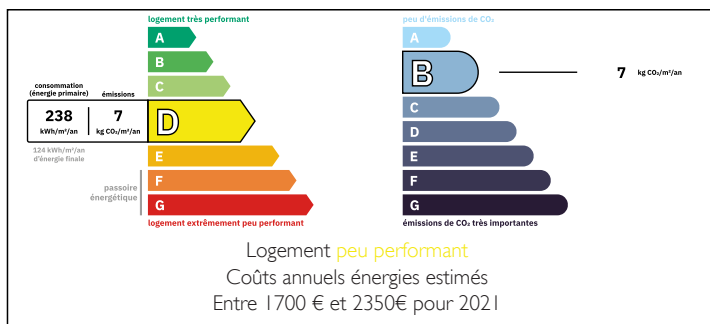
Town:	Aure sur Mer
Department:	Calvados
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	4735 m2

IN BRIEF

Leggett-Immo presents this beautiful property located between Aure-sur-Mer and Port-en-Bessin with all amenities. This attractive 1988-built property offers 105m² of habitable space over three levels, two independent 40m² gîtes and 4,735m² of land including the house, gîtes and a field. The main house has a large north to south living room with sea views, open-plan kitchen, south-facing terrace, ground-floor bedroom and bathroom, plus three first-floor bedrooms, bathroom and separate WC. A full basement provides garage, workshop, laundry, storage and wine cellar, with internal access. Double glazing, electric heating and contemporary wood burner in the living room. Energy rating of 'D'. Gated gravel drive with ample parking, garage access. The two gîtes each offer 40m² and two bedrooms. Beaches and SNCF station are approximately 10 minutes away, with local amenities close by.



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.



LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES

DESCRIPTION

Leggett-Immo presents a wonderful Normandy Property with Two Gîtes, Sea Views and 4,735m² of Land

Set in the attractive coastal strip between Aure-sur-Mer and Port-en-Bessin, this appealing Normandy property combines a comfortable family home, two separate gîtes on a substantial 4,735m² parcel of land. The combination of generous grounds, accommodation for extended family or guests, rental potential and proximity to the Normandy coast makes this an interesting property for those looking for a home in this sought-after part of the Calvados coastline.

Built in 1988, the main house provides approximately 105m² of habitable accommodation arranged over three levels, with a practical full basement beneath. The property enjoys views towards the sea from both the living room and a bedroom, while the south-facing terrace provides an attractive outdoor area for relaxing or entertaining.

The Main House

The ground floor is entered through a welcoming entrance hall, from which the staircase rises to the first floor and access is also provided to the basement.

The principal living space is a particularly appealing feature of the house: a large living room running from the front to the rear of the property, providing plenty of space for comfortable seating and dining. A contemporary wood-burning stove provides a focal point and an additional source of warmth.

The living room leads through to the open-plan kitchen, which benefits from direct access to the south-facing terrace and garden. This arrangement creates a natural connection between the kitchen, living areas and exterior, particularly suited to summer dining and...