LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47361JTH14 Price: 499 900 EUR

agency fees to be paid by the seller

Normandy Property with Sea Views, 4-Bedroom House, 2 x 2 bed Gîtes & 4,735m Land near the D-Day beaches

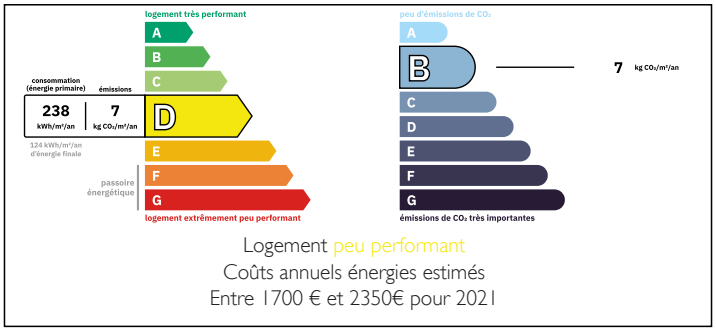
INFORMATION

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

IN BRIEF

Leggett Immo presents this attractive Normandy property between Aure-sur-Mer and Port-en-Bessin, combining a four-bedroom family house, two independent 40m² gîtes and approximately 4,735m² of land. Built in 1988, the main house offers around 105m² of living space over three levels, with sea views from the living room and a bedroom. The ground floor includes a generous north-to-south living room with contemporary wood burner, open-plan kitchen, south-facing terrace, bedroom and bathroom. Three further bedrooms, a bathroom and separate WC are on the first floor. A full basement provides garage, workshop, laundry, storage and wine cellar. The two gîtes each offer approximately 40m² with two bedrooms. Gated access, gravel driveway and extensive parking. DPE: D. Beaches and the nearest SNCF station are approximately 10 minutes away, with local amenities close by.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1700 € et 2350€ pour 2021

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:	**1500 EUR**

NOTES

DESCRIPTION

LEGGETT-IMMO presents this Normandy property with sea views, two gîtes and substantial land

Situated in the attractive coastal area between Aure-sur-Mer and Port-en-Bessin, this versatile Normandy property combines a comfortable family home with two independent gîtes and approximately 4,735m² of land.

The combination of generous grounds, sea views, additional accommodation and proximity to the Normandy coast makes this an appealing opportunity for buyers looking for a permanent residence, second home or property with guest or holiday accommodation potential.

Built in 1988, the main house provides approximately 105m² of habitable space over three levels, together with a full basement.

The main house

The ground floor is approached through an entrance hall, with stairs leading to the first floor and direct access to the basement.

The principal living space is a particularly attractive feature. The generous north-to-south living room provides ample space for both sitting and dining areas and benefits from views towards the sea.

A contemporary wood-burning stove provides a focal point and additional warmth.

The living room leads through to the open-plan kitchen, which has direct access to the south-facing terrace and garden. This creates a natural connection between the kitchen, living space and outside areas, particularly suited to outdoor dining and entertaining.

Also on the ground floor is a bedroom with access to the terrace, together with a bathroom with WC. This provides useful accommodation on one level for guests or family members.

First-floor bedrooms

The first floor provides three further bedrooms, together with a bathroom and separate WC.

Combined with the ground-floor bedroom, the...