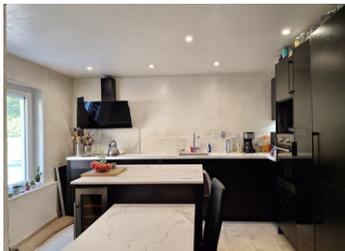


Bernières-sur-Mer – 118m townhouse 800m from the beach Kitchen, living room, 2 bathrooms, 3 bedrooms



INFORMATION

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

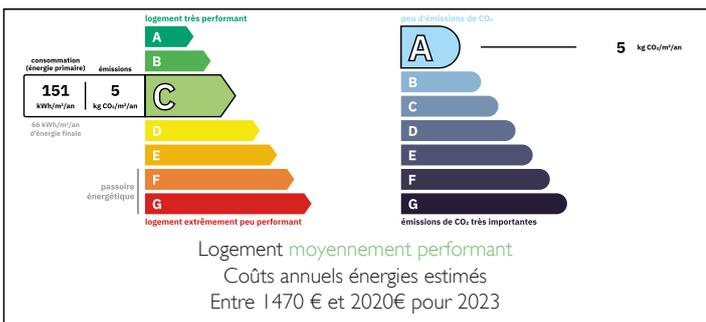
IN BRIEF

Just 800 metres from the beach, discover this charming semi-detached townhouse offering spacious rooms and a sought-after location on the Côte Nacre, ideal for a main or secondary residence.

On the ground floor, a fitted and equipped kitchen opens onto a beautiful 30m² living room, offering a warm and welcoming space. An intimate 11m² lounge creates a cosy atmosphere, complemented by a small separate room that could be used as an office, workshop or home office.

The first floor has two comfortable bedrooms of 17m² and 14m², a bathroom and a separate toilet. On the second floor, a spacious 23m² attic bedroom offers generous volume and plenty of charm.

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

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LOCAL TAXES

Taxe foncière: 1 188 EUR

Taxe habitation: EUR

ADDITIONAL ADVANTAGES:

-Possibility to purchase or rent a garage located just 100m from the house, a real advantage in this sought-after area.

-The façade and roof are currently undergoing renovation and will be fully completed before the sale, guaranteeing a well-maintained property with no exterior work required.

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

NOTES

A rare property on the Côte de Nacre, to be discovered without delay!

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