

House and two gites. Spectacular ensemble of three properties plus duplex apartment. Only 400 m from the sea.



## INFORMATION

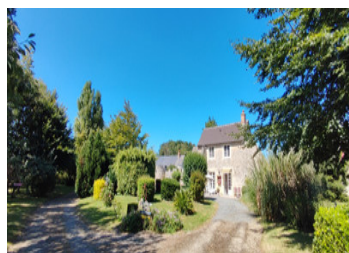
|             |          |
|-------------|----------|
| Town:       | Commes   |
| Department: | Calvados |
| Bed:        | 7        |
| Bath:       | 5        |
| Floor:      | 250 m2   |
| Plot Size:  | 2690 m2  |

## IN BRIEF

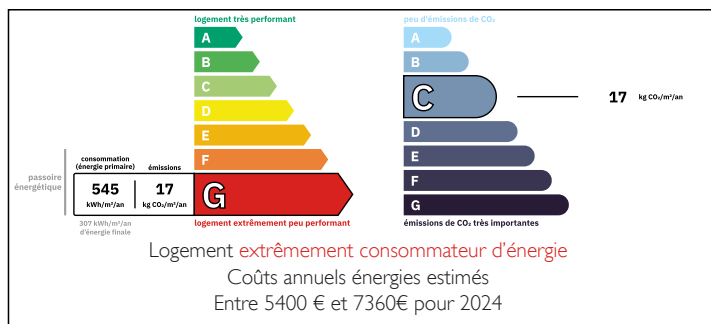
An impressive ensemble of properties strategically positioned in a landscaped plot for individual privacy. Three separate houses with an independent duplex apartment within in the main property. Immediate income available. Extra income potential.

Located just 5 mins from the popular and active fishing village of Port-en-Bessin, with all services and restaurants, this property oozes charm and has a proven record with two functioning gites in place. The owners currently live in the main house and there is an independent duplex apartment within the structure offering an ideal place for family and friends to stay or additional income potential. The beach is accessible at just 400m and there are breathtaking views from the cliff tops.

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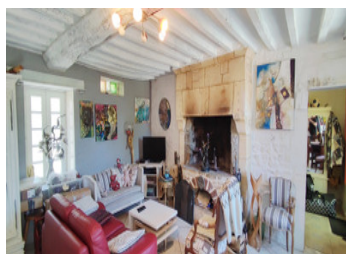


## ENERGY - DPE



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: 2429 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Main house. On the ground floor, a large kitchen diner addition. Living room, dining room, bedroom, rear kitchen, office, bathroom. On the first floor there is an office area followed by a large room/bedroom occupying most of this floor, a full bathroom completes the area. There is a separate duplex apartment located at one end of the property. On the ground floor, living/dining/kitchen and bathroom. On the first floor there is a bedroom and another room as yet developed.

The second house consists of an open plan living dining kitchen with separate bathroom and W.C. at the rear. Upstairs we have two bedrooms.

The third house is a bungalow type property. Enter the living dining area with kitchen to the left and following through to a bedroom with access to the terrace. To the left of the living area are the bathroom and the second bedroom. Each property has a terrace to enjoy the sunny days and benefits from individual privacy. There is an ample veg garden and lawned areas. D-Day beaches and memorials at 10 mins. Bayeux at 15 mins with trains to Paris. Two ferry ports within an hours drive.

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