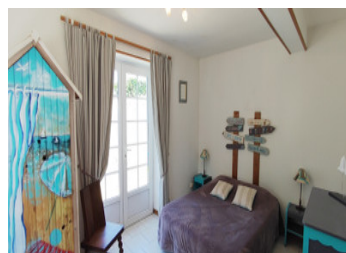


Two separate houses, 4 beds 2 baths. Terraces. 400m from the beach. Amenities at 5 mins. Bayeux 15 mins.



## INFORMATION

Town:	Commes
Department:	Calvados
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	1700 m2

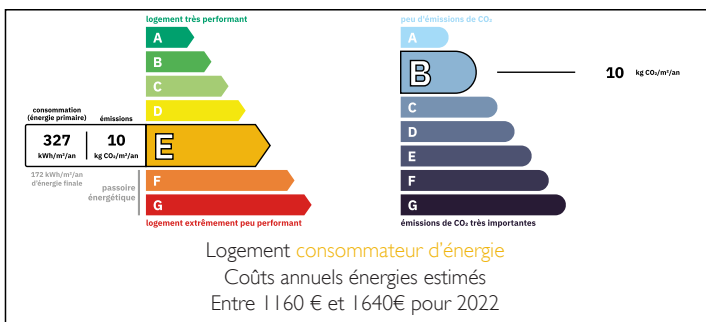


## IN BRIEF

Opportunity, two houses on one plot. 2 bedrooms 1 bathroom each. One house with bedrooms upstairs, one house bungalow style. Each with private terraces and parking. Located in a very quiet area just 400 meters from the beach. Spectacular views from the cliff tops. The first house consists of an open plan living dining kitchen with separate bathroom and W.C. at the rear. Upstairs we have two bedrooms.

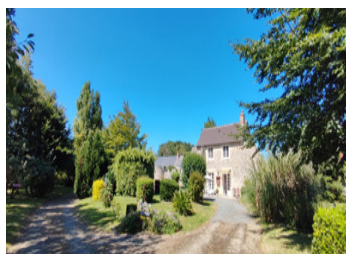
The second house is a bungalow type property. Enter the living dining area with kitchen to the left and following through to a bedroom with access to the terrace. To the left of the living area are the bathroom and the second bedroom. Each property has a terrace to enjoy the sunny days and benefits from individual privacy. There is ample space and lawned areas. The lively fishing port of...

## 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

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

The second of the houses is a bungalow style 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 are ample terraces and lawned areas. 400m to the beach. D-Day beaches and memorials at 10 mins. Bayeux at 15 mins with trains to Paris. Two ferry ports within an hours drive.

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

## LOCAL TAXES

**Taxe foncière:** 2429 EUR

**Taxe habitation:** EUR

## NOTES