

Leggett. Beautiful Normandy cottage of 4 beds and 3 baths with separate duplex apartment 400m from the sea.



INFORMATION

Town:	Commes
Department:	Calvados
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	1000 m2



IN BRIEF

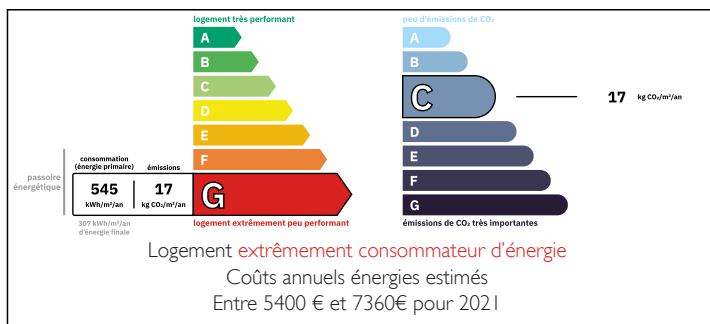
Leggett-Immo offer you this Charming Cottage with Duplex Apartment – Port-en-Bessin, Normandy

Just 400 m from the sea with spectacular views from the cliff-top, this renovated former farmhouse offers character, space, and income potential.

The property includes a main cottage and an independent duplex apartment, ideal for family, friends, or holiday rental income. Together they provide 4 bedrooms and 3 bathrooms across two private living areas.

Exterior highlights: medieval turrets and ramparts, a sunny terrace with garden access, a vegetable patch, fruit trees, and an orangerie. Quiet location yet only 5 mins from Port-en-Bessin, a vibrant fishing village with shops and restaurants, and 15 mins from historic Bayeux.

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

Charming Cottage with Duplex Apartment – Port-en-Bessin, Normandy

Just 400 m from the sea with breathtaking panoramic views from the cliff top, this renovated former farmhouse immediately captivates with its authentic character, timeless charm, and exceptional potential. Here, the beauty of traditional stone blends with modern comforts to create a warm and inviting home. The property comprises a main house and an independent duplex apartment, offering multiple possibilities: a welcoming haven for family and friends, or the chance to generate holiday rental income through a gîte. Together, they provide 4 spacious bedrooms and 3 bathrooms, designed to balance comfort and privacy.

Outdoors, the enchantment continues: medieval-inspired turrets and ramparts accent the grounds, while a sunlit terrace invites relaxed dining and moments of leisure facing the garden. The grounds include a vegetable garden area, flourishing fruit trees, and orangerie, perfect for enjoying nature in every season. This idyllic setting forms a haven of peace.

Though wonderfully tranquil, the property is ideally located: just 5 minutes from Port-en-Bessin, a lively fishing port famed for its restaurants and markets, and only 15 minutes from historic Bayeux. The iconic D-Day beaches are just minutes away, adding history to the natural beauty of the surroundings. A rare opportunity to acquire a character property by the sea—perfect as a family residence, holiday home, or investment property at the heart of Normandy's most historic and picturesque coast.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe foncière: 2429 EUR

Taxe habitation: EUR

NOTES