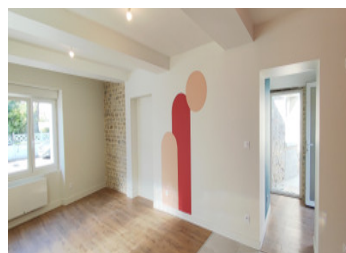
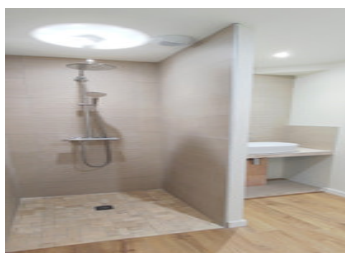


Leggett. Completely renovated 2 bed, 2 bath. Ideal pied-a-terre or investment. New roof. New everything.



INFORMATION

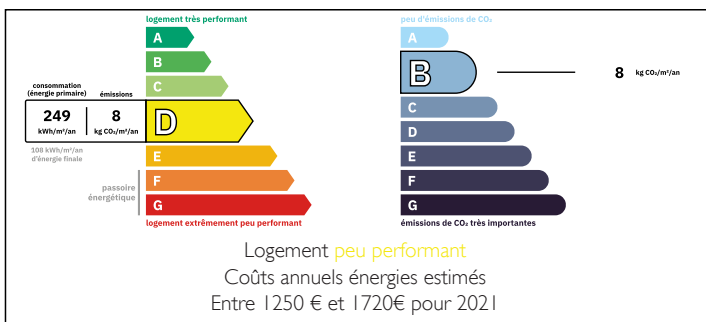
Town:	Trévières
Department:	Calvados
Bed:	2
Bath:	2
Floor:	65 m2
Plot Size:	1119 m2



IN BRIEF

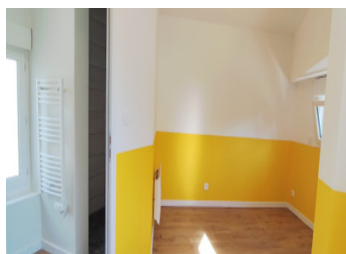
Leggett-Immo offers a rare find near Omaha Beach. An ideal pied-à-terre, holiday retreat, or investment. Completely renovated with new roof, interior, everything. Charming Normandy home offering 2-bedroom and 2-bathrooms on one level over 65m² of well-planned living space. The bright living-dining-kitchen area leads to the terrace and parking area, offering countryside views. With two entrances, private parking, and modern electric heating and hot water, designed for year-round comfort. Set on a generous 1,119m² plot with a large garden, the property is perfect for relaxing or entertaining. Just 10 minutes from Omaha Beach and on the edge of the vibrant village of Trevieres with all services within walking distance. A ideal blend of convenience and location. Don't miss this rare opportunity.

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

Leggett-Immo is delighted to present a rare gem just minutes from Omaha Beach.

This beautifully renovated Normandy home, complete with a new roof, electrics, plumbing and interior, is the perfect pied-à-terre, holiday retreat, or investment. Designed on one level, it offers 65m² of thoughtfully arranged living space with two inviting bedrooms and two elegant bathrooms.

The heart of the home is a bright, open-plan living-dining-kitchen area, flowing seamlessly onto a bright terrace/garden area where you can enjoy countryside views. With two entrances, private parking, and the comfort of modern electric heating and hot water, every detail has been considered for year-round enjoyment.

Set within a generous 1,119m² garden, this charming property provides ample space for outdoor dining, relaxation, or entertaining family and friends. Ideally situated on the edge of the lively village of Trévières—with shops, cafés, and services at your doorstep—yet only 10 minutes from the historic D-Day beaches, it offers the perfect balance of tranquility and convenience. Bayeux at 15 mins with SNCF to Paris. Two ferry ports within an hours drive.

A rare opportunity to embrace the charm of Normandy in a home that combines comfort, character, and location.

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

LOCAL TAXES

Taxe foncière: 795 EUR

Taxe habitation: EUR

NOTES