

In the heart of Cabourg, a stunning 165-square-metre residence awaits. This property boasts six bedrooms, a lu



## INFORMATION

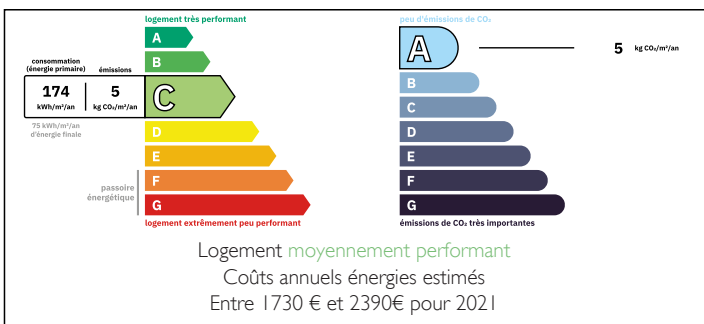
Town:	Cabourg
Department:	Calvados
Bed:	6
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	220 m <sup>2</sup>



## IN BRIEF

In the heart of Cabourg, a family home of 165 m<sup>2</sup> is located just a stone's throw from the shops and the beach. It comprises a living room, five bedrooms, a modern independent kitchen with access to the garden. . No major works are required. The roof and insulation were completed in 2019, the exterior was renovated in 2024, and the heat pump and sewage system are compliant. There is still much potential.

## 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

Ideally located in the heart of Cabourg, this property is perfect for those looking for a main or secondary residence in a practical and pleasant setting.

This beautiful coastal town offers a practical and pleasant lifestyle.

Spanning 165 m<sup>2</sup>, it comprises:

Ground floor:

- A beautiful entrance (10 m<sup>2</sup>)
- A living/dining room (23 m<sup>2</sup>)
- A 9 m<sup>2</sup> office that could be used as a bedroom
- A recent, equipped and furnished kitchen (15 m<sup>2</sup>) with a conservatory opening onto the garden
- A 20 m<sup>2</sup> room that could be used as a bedroom, living room, games room, etc.
- A 7m<sup>2</sup> utility room/boiler room
- A 4.5m<sup>2</sup> bathroom

First floor:

- A corridor serving one bedroom (11 m<sup>2</sup>)
- A master bedroom (13.5 m<sup>2</sup>) and a bathroom (7.5 m<sup>2</sup>)
- A dressing room (7 m<sup>2</sup>)

Second floor:

- Two 10m<sup>2</sup> bedrooms
- A 7m<sup>2</sup> dressing room

Close garden

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

## LOCAL TAXES

Taxe foncière: **2589 EUR**

Taxe habitation: **EUR**

## NOTES