

Impressive contemporary house set in 3000m2 enclosed garden. 4 bed, 3 bath. Double garage. Close to the beach.



INFORMATION

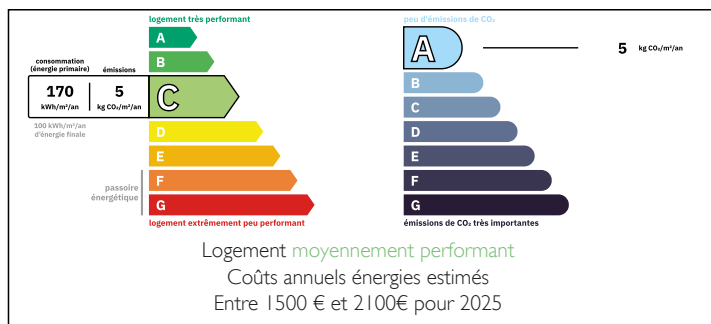
Town:	Aure sur Mer
Department:	Calvados
Bed:	4
Bath:	3
Floor:	133 m2
Plot Size:	3000 m2

IN BRIEF

Lovely countryside setting for this contemporary house near to the sea and D-Day beaches. Comfortable ground floor living arrangement with living-dining-kitchen, bedroom and bathroom. Double garage with internal access. Large sunny terrace. Wheelchair accessible. On the first floor there are a further three bedrooms, two with ensuite and a separate W.C. Enclosed garden of 3000m2 with robot lawn mower. Close to amenities. Not overlooked.



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

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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: 1000 EUR

Taxe habitation: EUR

NOTES