

Ref: A38167IDU14 Price: 360 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (340 000 EUR without fees)

Three bedrooms house, twoo reception rooms, a kitchen, two bathrooms, and separate garage.



INFORMATION

Town: Bernières-sur-Mer

Department: Calvados

Bed: 3

Bath:

Floor: I 18 m2

Plot Size: 15 m²













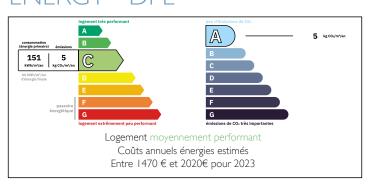
IN BRIEF

BERNIERES SUR MER, in the heart of the seaside resort of Bernières sur mer and 800m from the sea, this charming I25m2 town house, semi-detached on one side, would be perfect for a family or as a second home.

GROUND FLOOR

- fitted and equipped kitchen 14m2
- large 30m2 lounge
- small lounge of 11m2
- corridor leading to a shower room and a room currently being renovated (bedroom, study, workshop).
- interior courtyard of 15m2 also being renovated.

FNFRGY - DPF



1st FLOOR:

- corridor leading to:
- I bedroom of 17m2 with mezzanine
- I bedroom of I4m2
- I bathroom of 6.5m2

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.

- electricity (3 years)

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A 24M2 GARAGE 100M AWAY COMPLETES THE PROPERTY



www.frenchestateagents.com

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LOCAL TAXES

Taxe foncière: 1188 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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- fitted and equipped kitchen 14m2
- large 30m2 lounge
- small lounge of 11m2
- corridor leading to a shower room and a room currently being renovated (bedroom, study, workshop).
- interior courtyard of 15m2 also being renovated.

1st FLOOR:

- corridor leading to:
- I bedroom of I7m2 with mezzanine
- I bedroom of I4m2
- I bathroom of 6.5m2
- I separate wc

2nd FLOOR:

- 23m2 attic bedroom

COMFORT AND EQUIPMENT:

- air/water heat pump
- water softener
- connected thermodynamic hot water tank
- electricity (3 years)
- pvc double glazed windows

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