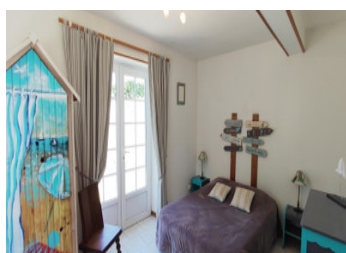
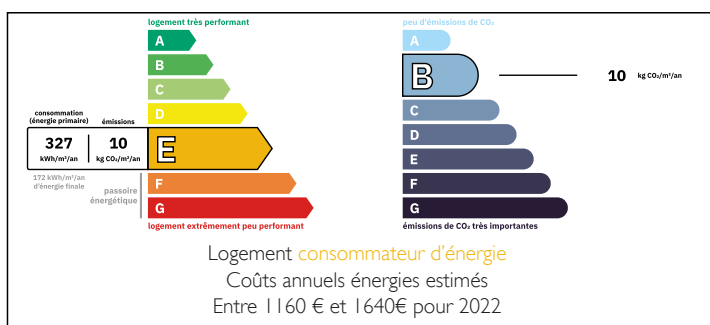


Leggett. Two properties, 4 beds 2 baths. Gardens. 400m from the coast. Amenities at 5 mins. Bayeux 15 mins.



ENERGY - DPE



INFORMATION

Town:	Commes
Department:	Calvados
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	1700 m2

IN BRIEF

Leggett-Immo offers a Rare Opportunity – Two Houses on One Plot, Near the Sea, Normandy

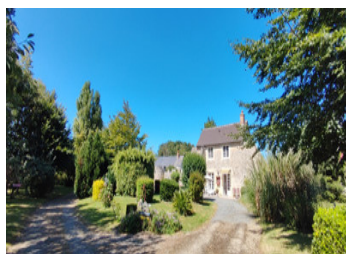
Just 400 m from the beach and with spectacular cliff-top views, this unique property offers two independent houses on the same plot, each with its own private terrace and parking. Perfect for extended family, guests, or holiday rental income.

The first house is set over two floors, with an open-plan living/dining/kitchen area, separate bathroom and WC, and two upstairs bedrooms. The second is a bungalow-style home with a living/dining/kitchen space, two bedrooms, and a bath with W.C, plus direct terrace access from one of the bedrooms.

Both properties enjoy privacy, sunny terraces, and lawned areas for outdoor living. Ideally located in a peaceful setting yet only 5 mins from Port-en-Bessin

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.



LOCAL TAXES

Taxe foncière: 2429 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Rare Opportunity – Two Houses with Sea Views near Port-en-Bessin, Normandy

Also available as an ensemble of more properties, see ref: A39178JTH14

Just 400 m from the beach, perched close to the spectacular cliff tops, this unique property offers not one, but two independent houses on the same plot – perfect for family gatherings, holiday rentals, or as a flexible home with built-in income potential.

The first house is full of character, arranged over two levels. On the ground floor, you are welcomed into an open-plan living, dining, and kitchen area bathed in natural light, with a bathroom and separate WC at the rear. Upstairs, two comfortable bedrooms provide peaceful retreats, with views stretching across the garden.

The second house is a charming single-storey bungalow, ideal for those seeking convenience and easy living. It opens into a bright living/dining space with adjoining kitchen, flowing naturally through to a bedroom with direct access to the terrace. A second bedroom and bathroom complete this welcoming home.

Each house enjoys its own private sun terrace – perfect for morning coffee, outdoor dining, or simply soaking up the serene coastal atmosphere. The grounds include lawns, mature planting, and ample space, allowing both privacy and shared enjoyment.

The location could not be better:

Just 5 minutes from Port-en-Bessin, a lively fishing port with shops, markets, and restaurants.

Only 10 minutes from the D-Day beaches and memorials, steeped in history.

15 minutes from Bayeux, home to the world-famous