

Leggett. 3 bed 2 bath property in vibrant village, all amenities. Ten mins to D-Day beach 'Omaha'. Sun room.



INFORMATION

Town:	Trévières
Department:	Calvados
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	252 m2



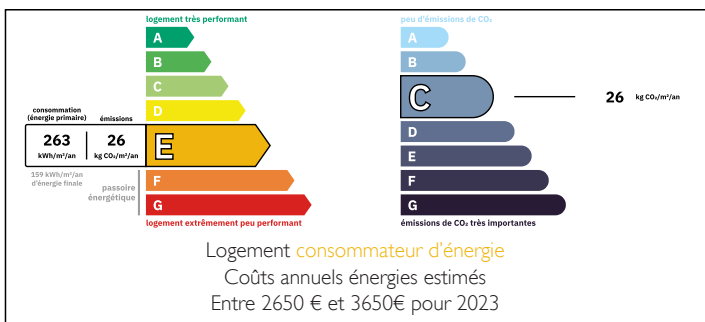
IN BRIEF

Leggett-Immo offers this Charming 3-Bedroom Village House – Trévières, Normandy, Near Omaha Beach

Ideally located in the lively village of Trévières, with shops and services on your doorstep, this 3-bedroom, 2-bathroom terraced home is just minutes from the famous D-Day Omaha Beach. Built in 1905 and updated with modern comforts including a new heat pump, it blends historic charm with energy efficiency.

Set across three levels, the property features a bright open-plan kitchen, dining and living space opening onto a south-facing interior terrace. Ground floor: bathroom and WC. First floor: 2 bedrooms with Jack & Jill bathroom. Top floor: private suite with bedroom and dressing/home office.

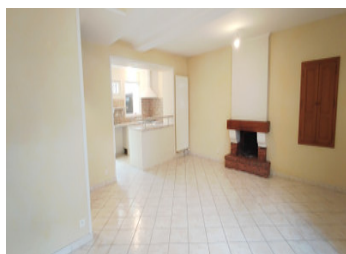
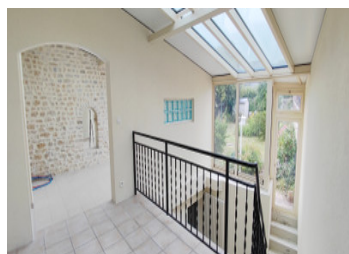
ENERGY - DPE



A versatile home, ideal as a family residence, holiday

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: 840 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Village Home with Modern Comforts – Trévières, Normandy, Near Omaha Beach

In the heart of the vibrant village of Trévières, just steps from shops, restaurants, and services, and only minutes from the world-famous D-Day Omaha Beach, lies this unique 3-bedroom, 2-bathroom terraced home. Built in 1905 and beautifully updated, it combines historic character with modern energy efficiency thanks to a new heat pump system, double glazing, and thoughtful renovations.

Spread gracefully across three levels, the house offers a versatile and inviting layout. On the ground floor, a bright open-plan living and dining space with fitted kitchen flows naturally up to a sunlit south-facing interior terrace—a perfect indoor-outdoor oasis for relaxed evenings or entertaining. A modern bathroom and WC complete the ground floor level.

Upstairs, the first floor provides two comfortable bedrooms and a Jack & Jill bathroom, ideal for family living. The top floor is dedicated to a private suite, offering a bedroom with adjoining dressing or home office, making it a tranquil retreat for work or rest.

With its prime location close to both amenities and the sea, and its blend of old-world charm with modern convenience, this home is equally suited as a family residence, second home, or holiday rental investment in one of Normandy's most sought-after coastal villages.

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