

## Price on request

### Contact agency

#### Scandimmo

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### For sale house

4 rooms

Surface : 73 m²

Surface of the living : 29 m²

Surface of the land : 65 m²

Year of construction : 2007

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

### Features :

POOL, CALM, Walking distance to shops, double glazing, fireplace, No opposite

3 bedroom

1 terrace

2 bathrooms

2 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

14/12/2025 - Prix T.T.C



## House Port-en-Bessin-Huppain

A lovely terraced house for sale in the Green Beach Domain, close to the sea, near Bayeux and the famous Omaha Beach Golf Course. The domain is lush and has large swimming pools, making it a popular choice for tourists (seasonal rentals are easy, especially between Easter and September). The domain is open all year long, and offers many services and equipment for the residents, Access to all amenities on foot in the village of Port-en-Bessin. You can also take a bus which takes 15 minutes to reach the bigger city of Bayeux. A very beautiful part of Normandy, steeped in history, and with magnificent beaches offering plenty of activities for young and old. The house consists of a large living room with an open kitchen on the ground floor, a bedroom, and a shower room with a toilet. On the second floor, there are two bedrooms and a shower room with a toilet. Plenty of storage space. A cellar and parking space are available. Heating by electric radiators and fireplace. Individual hot water. It is one of the most spacious houses on the estate. Please note that the house is independent, in the way you may use it as you please. Just be sure not to build on the garden or change outside appearances without authorisation from the owners' community. Pleasant, bright 17 m2 terrace on the ground floor, with a small 48 m2 garden. The communal outdoor pool is heated, as well as the inside pool of course. Charges include water and electricity (common and individual areas), property tax for the common



the facade on one side should probably be cleaned (but no renovation is necessary). It is simply furnished and can be rented very easily through the service provider Pierre et Vacances, which manages some of these holiday rental homes. Or privately, of course, through the person who arranges visits, who also runs a concierge service (very good rental income to be expected).

Fees and charges :

Annual current expenses 6 096 €

Well condominium

46 lots in the condominium