

Leggett. UNIQUE. Sea views. Walk to beach and amenities. Gr/FI living. Primary, Second, Investment, B&B, Gîte



INFORMATION

Town:	Vierville-sur-Mer
Department:	Calvados
Bed:	4
Bath:	3
Floor:	160 m ²
Plot Size:	2100 m ²



IN BRIEF

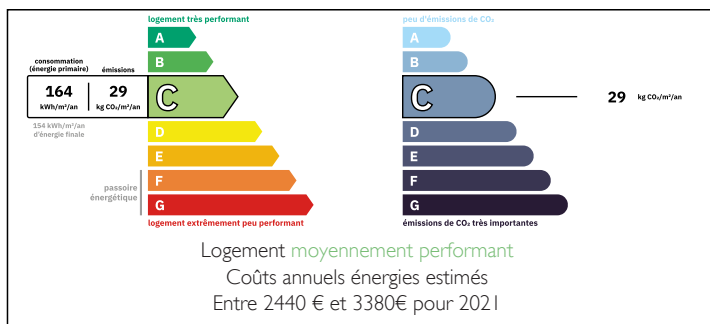
Sea View Home for Sale – Above Omaha Beach, Normandy

Rare chance to own a Normandy property with panoramic sea views, set above the world-famous D-Day Omaha Beach. Ideal as a family home, holiday retreat, gîte or B&B, and just a short walk to the beach, shops and restaurants.

Ground floor: Bright 45m² open-plan living/dining area with fitted kitchen, underfloor heating, and log burner. Sea views from the Four French doors opening on to a large terrace enjoying sea views. Bedroom with access to rear terrace, full bathroom with Italian shower, W.C. mist-free mirror and UF heating. Large utility room with potential as extra bedroom or sunroom/ formal dining room.

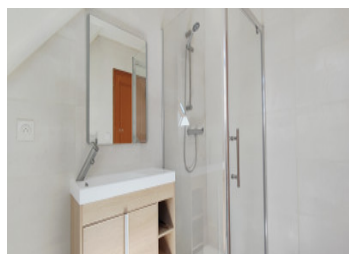
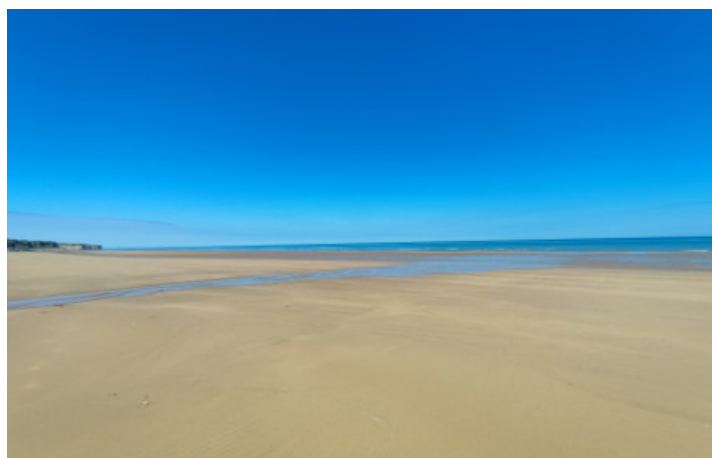
First floor: Three bedrooms, two with en-suite shower rooms UF heating, plus two WC's, loft

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

Privileged location for this spacious modern home overlooking the sea above Omaha Beach. Many museums and historical tourist sites within easy reach of the property. Walk to Omaha beach and amenities/museum/restaurants. Very well connected having access to an Airport and two Ferry ports (Caen and Cherbourg) within an hour. Paris can be reached in a little over two hours by train from Bayeux, just 20 mins drive from the house. The property is currently laid out as follows. Ground floor: Entrance, 45m2 open plan living area with kitchen-diner offering spectacular sea views. This area has underfloor central heating. Bedroom, bathroom and large room of 22 m2 with sliding doors to the rear terrace. This could easily be converted to another ground floor bedroom with ensuite, a formal dining room or sunroom, currently used as a utility and storage room. First floor: 3 bedrooms, two of them with ensuite shower rooms. 2 x W.C. Loft storage. 3 contemporary bathrooms (Porcelanosa) with underfloor heating, mist-free mirrors, italian showers. Outside, the house is surrounded a by tiled terrace and lawn offering spectacular views to the sea and countryside. Electric gated entrance and 50 m long driveway lead to the separate double garage and workshop of 50m2 featuring a 7.2kw electric car charging station. Equipped with water and electricity this has potential be converted to further accommodation (gite), subject to obtaining permission. 2157m2 plot with robot mower to take the strain. Don't hesitate to contact...

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES