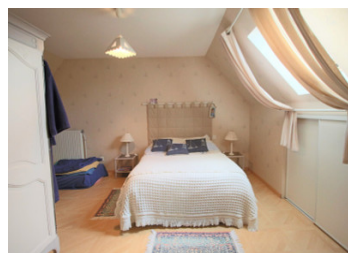


Leggett. UNIQUE ! House on Omaha beach. 3 bed, 3 bath, space for 2 + beds. Outbuildings. Ground floor living.



INFORMATION

Town:	Saint-Laurent-sur-Mer
Department:	Calvados
Bed:	3
Bath:	2
Floor:	193 m2
Plot Size:	1990 m2



IN BRIEF

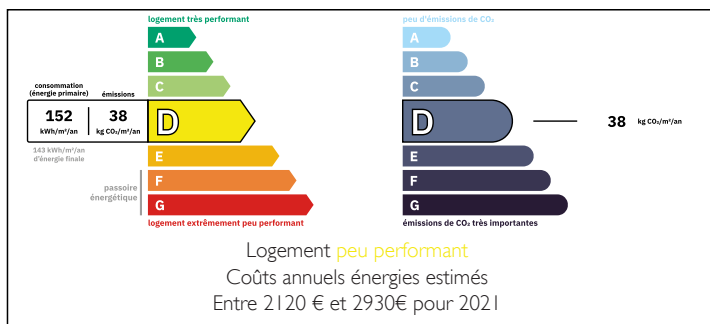
Leggett-immo offers this Spacious 3-Bedroom Home – Immediate Access to Omaha Beach, Normandy

Rare opportunity just steps from Omaha Beach. This 193 m² property offers 3 bedrooms, 3 bathrooms, and additional space to develop via existing staircase. Bright open-plan living with two double sliding doors opening onto a sunny rear terrace overlooking a large water feature. Ground floor living, summer kitchen, and central vacuum system.

Double garage plus outbuildings, including dedicated boat storage and insulated wine room. Private landscaped setting with terraces perfect for entertaining.

Walk to 4 restaurants, 20 mins to historic Bayeux with SNCF links to Paris–Cherbourg, and under 1 hour to two ferry ports.

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

Elegant Coastal Retreat – Omaha Beach, Normandy

Just steps from Omaha Beach yet hidden away in privacy, this 193 m² home on a 1,990 m² plot is a rare find. An electric gate opens to ample parking, several garages, and useful outbuildings. Inside, generous living spaces include a bright kitchen-dining room, separate dining area, and a spacious lounge with wood burner. Expansive sliding doors lead to a sunny terrace with tranquil water feature, perfect for outdoor living. A summer kitchen, games room/bedroom, shower room, two WCs, and double garage complete the ground floor.

Upstairs, two ensuite bedrooms ensure comfort, while a vast undeveloped loft above the garage offers scope for more accommodation. Outbuildings include high garage for a boat, workshop, storage, and an insulated wine cellar.

Walk to restaurants, just 20 mins to Bayeux with SNCF trains direct to Paris, and under 1 hour to the ferry ports at Cherbourg and Caen.

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

LOCAL TAXES

Taxe foncière: 2015 EUR

Taxe habitation: EUR

NOTES