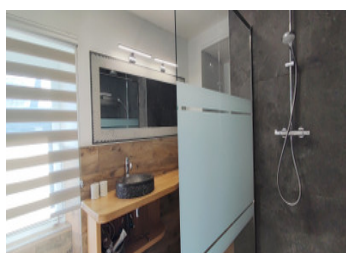
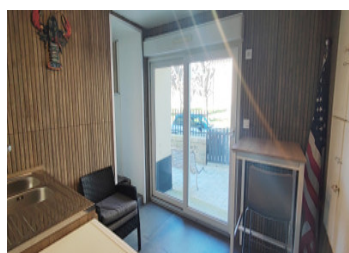
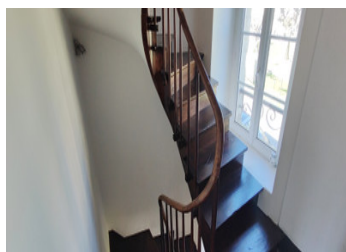


Leggett-Immo Turnkey rental or holiday home near Utah Beach. Village property with income. Ferry at 40 mins.



INFORMATION

Town:	Sainte-Marie-du-Mont
Department:	Manche
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	158 m2



IN BRIEF

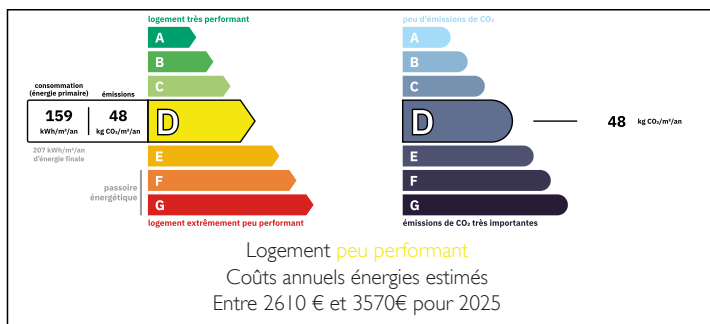
Leggett-Immo offers you this Charming 4-Bedroom Townhouse – Sainte-Marie-du-Mont, Normandy

Beautifully renovated and full of character, this spacious townhouse is ideally located in the heart of Sainte-Marie-du-Mont, a historic village with shops and services, just 5 minutes from Utah Beach.

Currently operated as a successful gîte, the property offers generous living spaces across three floors. Ground floor: large open-plan living/dining/kitchen (newly fitted), rear kitchen, WC, and boiler room. Sunny terraces at the front and rear. First floor: bright lounge linking two double bedrooms and a Jack & Jill bathroom with Italian shower. Second floor: two additional bedrooms and bathroom with WC.

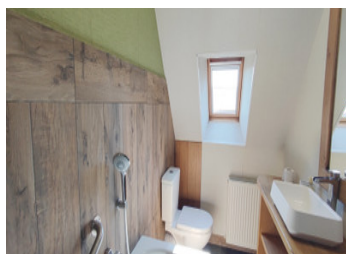
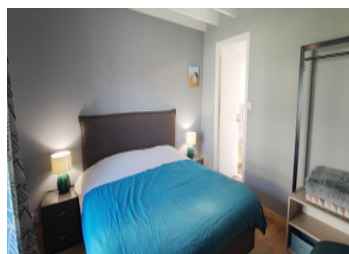
The home benefits from double glazing and fuel central heating—move-in ready with no work

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

A Charming Village House in the Heart of History – Sainte-Marie-du-Mont

Tucked away on a quiet street in the picturesque village of Sainte-Marie-du-Mont, the first village liberated by Allied paratroopers in June 1944, lies this beautifully restored townhouse, currently run as a successful gîte business.

Behind its stone façade, the property combines the character of history with modern comfort. On the ground floor, a spacious open-plan living/dining area with a brand-new kitchen opens onto a sunlit terrace, perfect for summer dining. A rear kitchen, boiler room, and WC complete the space.

The original winding staircase, carefully preserved, leads to an elegant first floor: a welcoming lounge links two comfortable double bedrooms and a stylish bathroom with Italian shower. The top floor offers two further bedrooms and another bathroom, creating an intimate retreat for family or guests.

Outdoors, two sunny terraces invite relaxation, while the lively village, with its shops, cafés, and historic church, adds a truly unique atmosphere.

Ideally located: only 5 minutes from Utah Beach, close to Sainte-Mère-Église and Carentan, with direct train connections to Paris. Just 45 minutes from Cherbourg with ferry services to the UK and Ireland, this is a property perfectly connected yet full of Cotentin charm.

A home both steeped in history and ready for the future – ideal as a family residence, second home, or turnkey rental investment.

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

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES