

Leggett-Immo. Perfect 3 bed townhouse, fully renovated, ready to go. Utah beach 5 mins. walk to amenities.



INFORMATION

Town:	Sainte-Marie-du-Mont
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	20 m2

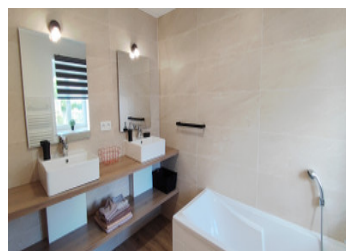
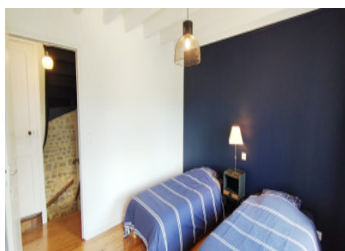
IN BRIEF

Leggett-Immo offers a Charming Renovated Townhouse – Near Utah Beach, Normandy

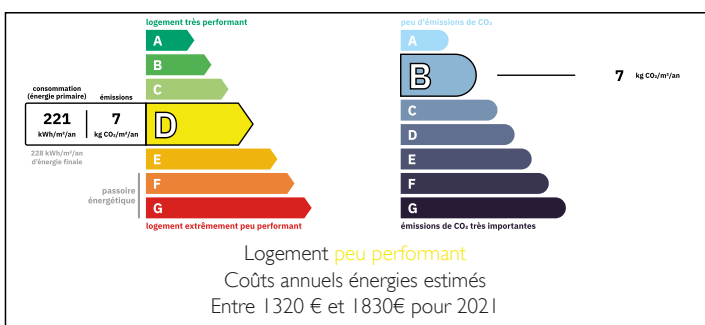
Beautifully renovated mews property, including new roof—ready to enjoy with no work required. Offering 3 bedrooms, 2 full bathrooms plus a guest WC and laundry room, this spacious home combines period character with modern comfort.

The ground floor features a bright open-plan living/dining/kitchen with fireplace, period in-wall cupboard, and access to a sunny rear terrace with utility room and WC. Upstairs, two generous bedrooms, one with an en-suite, plus an additional full bathroom. The restored original staircase leads to a converted loft lounge/bedroom with storage—easily adaptable into two further bedrooms with space for a third bathroom.

Private terrace, parking, and walkable access to



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 Renovated Townhouse –
Sainte-Marie-du-Mont, Normandy

Run as a successful gîte for several years, this beautifully renovated property blends historic character with modern comfort, making it an ideal pied-à-terre, family retreat, or investment. Located in the storied village of Sainte-Marie-du-Mont, just 5 minutes from Utah Beach, it offers spacious living across three levels.

The ground floor welcomes you with an impeccable open-plan kitchen, dining, and living area, featuring exposed beams, an original fireplace, and a winding staircase. French doors lead to a sunny private terrace with utility room, while the front entrance opens onto a quiet mews.

Upstairs, two generous double bedrooms and two bathrooms—including one en-suite—provide comfort and privacy. The staircase continues to the loft, a bright open space currently arranged as a lounge with storage room. This versatile floor could easily be reimagined as a third en-suite bedroom or even two further bedrooms.

Private parking, modern upgrades, and thoughtful design make this turnkey property a rare find. Amenities are close at hand, with Sainte-Mère-Église, Carentan, and Bayeux nearby, Paris just 15 minutes by train, and Cherbourg ferry port only 45 minutes away.

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

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES