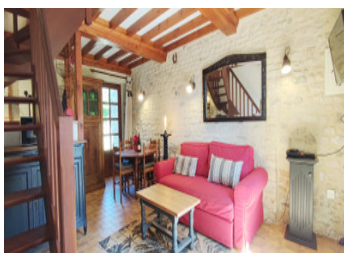


Leggett. Charming stone property, 3 gîtes or 1 large house. Walk to Omaha beach, American cemetery, museum.



INFORMATION

Town:	Colleville-sur-Mer
Department:	Calvados
Bed:	7
Bath:	3
Floor:	150 m2
Plot Size:	1267 m2



IN BRIEF

Leggett offers Turnkey Gîte Complex—Omaha Beach, Normandy

Fully furnished and income-generating, this established holiday property comprises three successful gîtes with bookings already in place for the coming season.

The character stone farmhouse (approx. 150 m²) has been cleverly arranged into three self-contained units:

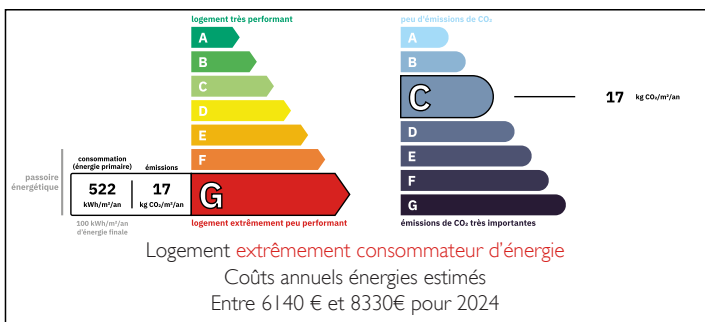
Gîte 1 – three bedrooms, separate living room, and kitchen/dining area.

Gîtes 2 & 3 – each with two bedrooms, open-plan living/dining/kitchen, and ground-floor bathroom.

Guests benefit from a large south-facing terrace and private gardens to the side and rear, ideal for outdoor dining and summer relaxation. The property also provides dedicated off-road parking.

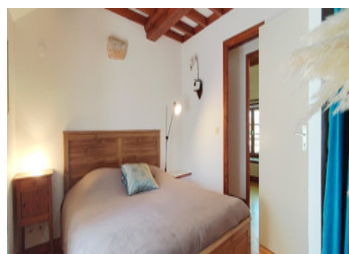
Perfectly situated in Colleville-sur-Mer, within easy walking distance of Omaha Beach, the American Cemetery, and the Overlord Museum. Just five

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.



LOCAL TAXES

Taxe foncière: 1350 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Gîte Complex – Omaha Beach, Normandy

Accessed via private parking, the property opens onto a sun-drenched south-facing walled terrace, leading to three beautifully presented gîtes, each combining rustic charm with modern comfort. Gardens to the side and rear provide both open space and quiet corners to enjoy or escape the sun.

Gîte 1

Enter into a large, character-filled living room with stone walls, exposed beams, high ceilings, and a striking fireplace with wood burner. A separate kitchen-dining room blends rustic stone with modern fittings, ideal for gathering with family and friends. A refurbished bathroom with Italian shower and WC completes the ground floor. Upstairs, three double bedrooms enjoy views over the countryside.

Gîte 2

From the terrace, step into an inviting open-plan living/dining/kitchen area with stone and beam details. At the rear: modern shower room with WC and access to the garden. Upstairs: two bedrooms (one double, one with bunk beds) and a hallway with storage.

Gîte 3

Mirroring Gîte 2, this space offers open-plan living/dining/kitchen, shower room with WC, and two upstairs bedrooms—one double, one with bunk beds—plus a hall with closet.

Lifestyle & Location

Set in the village of Colleville-sur-Mer, perched above the spectacular Omaha Beach, this property enjoys a truly iconic setting. The American Cemetery and Overlord Museum are a short walk away, while a hotel-restaurant sits nearby. The Vélomaritime cycle route passes through the village, linking Dunkerque to Roscoff and offering endless exploration of Normandy's D-Day beaches and