

Leggett-Immo. Large 4 bedroom house just 100m walk to UTAH beach. Ground floor living. 2 bath 3 W.C. Garden.

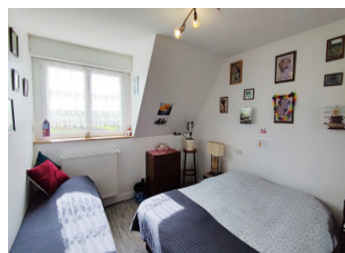
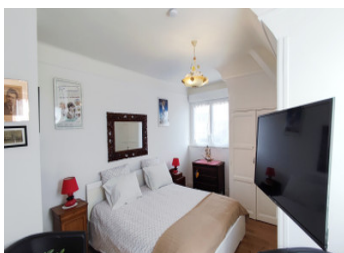


INFORMATION

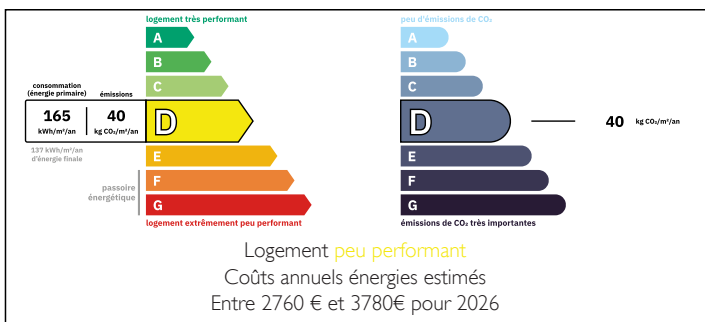
Town:	Saint-Marcouf
Department:	Manche
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	394 m2

IN BRIEF

Leggett-Immo offers: Beach house. Charming 125 m² semi-detached home in the village of Saint-Marcouf (50310) MANCHE. Second line, less than 100m from Utah Beach. This bright and spacious property offers 4 bedrooms (including one on the ground floor), 2 bathrooms, and 3 WCs. The ground floor features an entrance hall with guest WC, a large living/dining room opening onto a sunny wrap-around garden, a fully equipped kitchen, interior veranda, and utility room, bedroom (A/C) and bathroom. Upstairs: 3 bedrooms, office (sea view), bathroom, and separate WC. Additional space on the ground floor offers conversion potential (living area or garage). Currently run as a successful B&B with separate owner/guest areas. Immediately returns to single family home without work. Sunny terrace, shed, chicken coop, gas central heating and pellet burner. Excellent transport links and amenities nearby including SNCF Cherbourg-Paris, ferry...

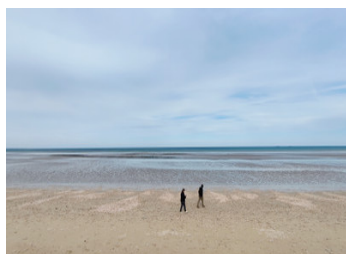
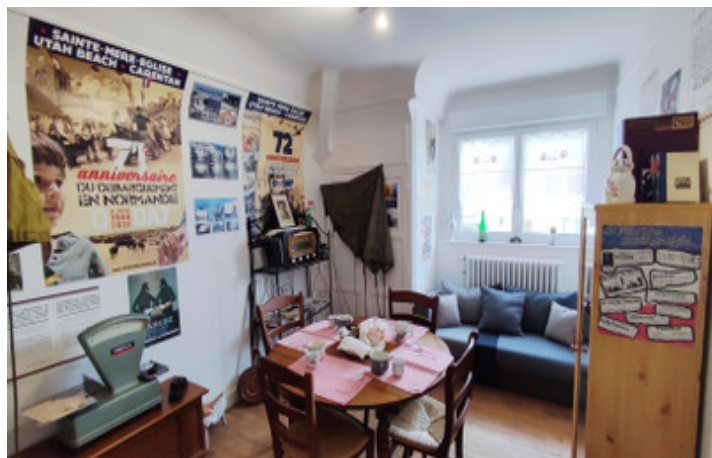


ENERGY - DPE



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: **649 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Ideally located in the sought-after coastal village of Saint-Marcouf (50310) MANCHE, this delightful 125 m² semi-detached home sits on the second line from the iconic Utah Beach—less than a 100-metre walk to the beach and sea.

The property combines charm, flexibility, and income potential, currently operating as a successful bed & breakfast with a thoughtful layout separating private owner space on the ground floor from guest accommodation above. Can be immediately returned to a single family home layout without work.

On the ground floor, a welcoming entrance hall with guest WC leads into a spacious, light-filled living and dining area opening directly onto a sunny wrap-around garden. This space has underfloor heating and a pellet burner. The fully equipped kitchen flows into an interior veranda and practical utility room. A ground-floor bedroom with reversible air conditioning provides comfort and accessibility. Ground floor bathroom.

Upstairs, three further bedrooms, a bathroom, separate WC, and an office with sea view offer generous accommodation. One bedroom has been adapted into a guest lounge and breakfast area, enhancing the B&B appeal.

Additional interior space presents exciting potential for further living areas or garage conversion on the ground floor. Outside, enjoy a sunny terrace, garden shed, and even a charming chicken coop. Wrap around garden with off street parking.

Modern comforts include gas central heating with underfloor heating in the main living space, a 400L thermodynamic water heater, air conditioning, gas central heating and preparation for a future heat pump system.

With local amenities...