LEGGETT IMMOBILIER INTERNATIONAL

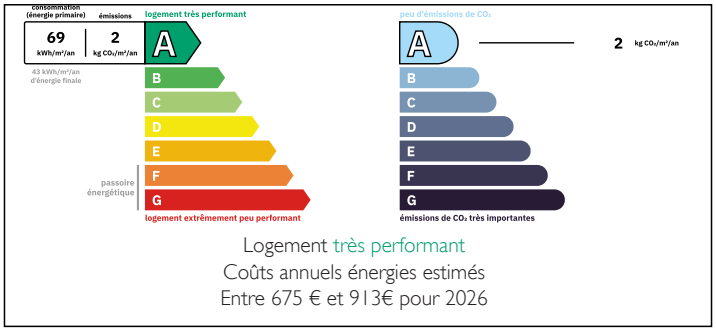
www.frenchestateagents.com

Ref: A46320JTH50 Price: 389 900 EUR

agency fees to be paid by the seller

Seafront House 20m from Utah Beach with Sea Views & Enclosed Garden. Golf. 3 bed 2 bath. Garage. Heat pump.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 675 € et 913€ pour 2026

INFORMATION

Town:	**Saint-Marcouf**
Department:	**Manche**
Bed:	**3**
Bath:	**2**
Floor:	**95 m2**
Plot Size:	**752 m2**

IN BRIEF

An exceptional opportunity to acquire a beautifully presented seaside home just 20 metres from the beach in the sought-after coastal village of Saint-Marcouf, moments from the famous Utah D-Day Landing Beach. Golf course close by.

Built in the 2000s, this attractive property enjoys sea views, a fully enclosed 648m² garden and spacious accommodation including a large veranda, bright living room with both an open fireplace and pellet stove, a recently fitted kitchen, three bedrooms, an office, two modern shower rooms and two WCs.

The property also benefits from an air-source heat pump, mains drainage, an electrically operated garage door and recent renovations to both the kitchen and bathrooms.

Perfect as a permanent residence, holiday home or lucrative holiday rental in one of Normandy's most

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.

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LOCAL TAXES

Taxe foncière: **500 EUR**

NOTES

DESCRIPTION

Coastal Living at its Finest – Just 20 Metres from Utah Beach

Imagine waking each morning to the sound of the sea, enjoying breakfast overlooking the coastline and watching spectacular sunsets from your own garden.

Perfectly positioned only 20 metres from the shoreline in the charming seaside village of Saint-Marcouf, this beautifully maintained home offers an increasingly rare opportunity to enjoy frontline coastal living in one of Normandy's most historic and desirable locations.

Situated just moments from the world-famous Utah Beach, the property combines breathtaking surroundings with modern comfort, making it equally suitable as a permanent family home, an elegant second residence or an exceptional holiday letting investment.

Spacious, Bright and Designed for Everyday Living

Constructed during the early 2000s, the house has been thoughtfully designed to maximise both natural light and the exceptional coastal setting.

The welcoming veranda provides additional year-round living space and creates the perfect place to relax while enjoying views towards the sea regardless of the season.

The generous sitting and dining room forms the heart of the home.

Whether you prefer the timeless atmosphere of a traditional open fireplace or the efficiency and comfort of a modern pellet stove, this inviting living space provides the perfect setting for cosy winter evenings after long walks along the beach.

The recently renovated kitchen combines contemporary styling with excellent practicality and