

B&B opportunity over Omaha beach, uninterrupted sea views. 4 beds 3 baths, double garage. Ground floor living.



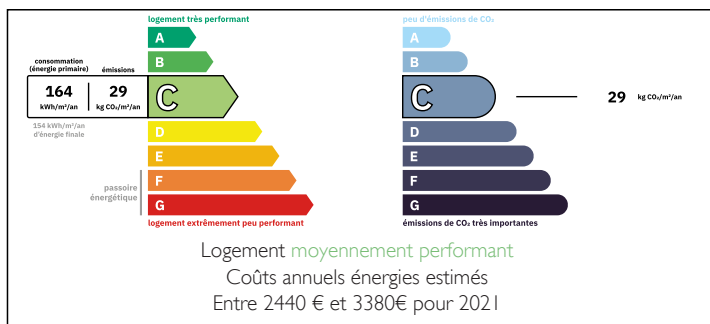
## INFORMATION

Town:	Vierville-sur-Mer
Department:	Calvados
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	2100 m2

## IN BRIEF

Perfect property with many opportunities, gite, B&B. Large house located above the famous D-Day Omaha beach with unencumbered sea views. Walk to amenities. On the ground floor, entrance area leading to open plan living-dining-kitchen with four french doors giving access to the front terrace and garden enjoying views to the sea, inside outside living. Bedroom with access to rear terrace, large bathroom. Enormous utility room, could easily be another ground floor bedroom with ensuite. Easy flow ground floor living. Large terrace front and back. Upstairs there are a further three bedrooms two with ensuite shower rooms and a separate W.C. The third bedroom has a walk-in closet that is plumbed for a fourth bathroom. Loft storage. Electric gated entrance with parking. Separate double garage and workshop. Double glazed throughout with rolling shutters. Gas central heating/hot water fed by...

## 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:** 1500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Privileged location for this spacious modern house overlooking the sea above Omaha Beach. Many museums and historical tourist sites within easy reach of the property. Walk to Omaha beach and amenities. Very well connected having access to an Airport and two Ferry ports (Caen and Cherbourg) within an hour. Paris can be reached in a little over two hours by train from Bayeux, just 20 mins drive from the house. The property is currently laid out as follows. Ground floor: Entrance, open plan living-dining-kitchen with views to the sea, bedroom, bathroom and large room of 22 m2 with sliding doors to the rear terrace. This could easily be converted to another ground floor bedroom with ensuite. First floor: 3 bedrooms, two of them with ensuite shower rooms. Third bedroom has walk-in closet pre-plumbed for ensuite bathroom. W.C. Loft storage. Outside the house is surrounded by tiled terrace and lawn. A gated entrance and driveway lead to the separate double garage and workshop with electricity and water of 50m2. This could be converted to further accommodation (gite), subject to obtaining permission. Potential for a 5 bed 5 bath house and possible gite with fabulous sea views for minimal additional investment. Unique location.

-----

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