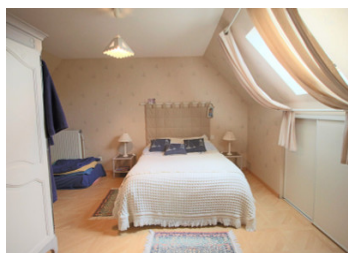


**URGENT SALE !!! Immediate access to Omaha beach. 3 bed, 3 bath, outbuildings. Ground floor living.**



## INFORMATION

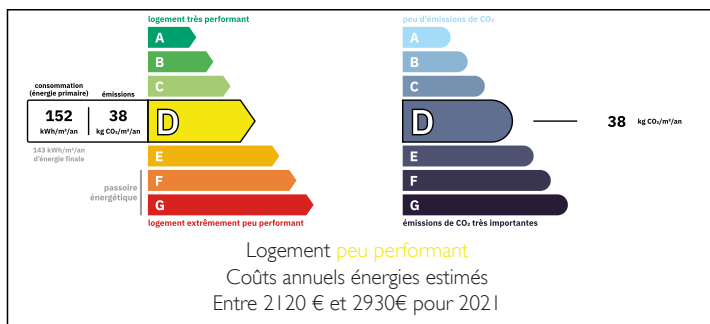
Town:	Saint-Laurent-sur-Mer
Department:	Calvados
Bed:	3
Bath:	2
Floor:	193 m2
Plot Size:	1990 m2



## IN BRIEF

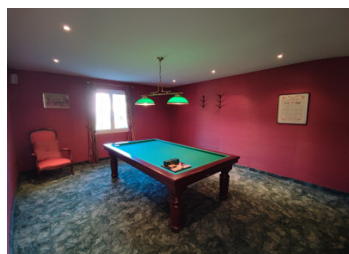
Immediate access to the beach. Large three bedroom, three bathroom house with additional loft to develop, accessible by existing staircase. Open plan with access to rear terrace. Ground floor living. Double garage plus outbuildings. Beautiful sunny terrace overlooking large water feature. 193m2. 4 Restaurants within walking distance. 20 mins Bayeux with SNCF Cherbourg-Paris. Two ferry ports within an hour.

## 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

Tucked out of site just off the beach road in Saint-Laurent-sur-Mer this large house has immediate access to Omaha beach. Gated entrance with parking for numerous vehicles. On the ground floor we have an entrance hall leading to a large kitchen dining room, a separate dining area and a large living room with wood burner and access to the rear terrace. There is a shower room with W.C. and separate W.C. A bedroom, currently used as a games room and access to the double garage. A summer kitchen accessed from the entrance hall is ideal for BBQ's on the sunny terrace. On the first floor we have two bedrooms, both with ensuites. There is a large loft area to develop into further accommodation. Outside we have several buildings currently used as garage, workshop and storage. A large terrace at the rear of the house bordered by a water feature. Excellent opportunity to live by the beach with privacy.

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

## LOCAL TAXES

Taxe foncière:	2015 EUR
Taxe habitation:	EUR

## NOTES