

A lovely stone house with 3 furnished gites. Walk to Omaha beach, American cemetery, museum. Immediate income.



INFORMATION

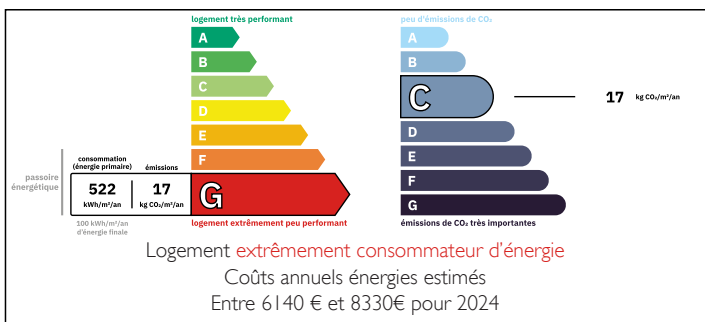
Town:	Colleville-sur-Mer
Department:	Calvados
Bed:	7
Bath:	3
Floor:	150 m2
Plot Size:	1267 m2



IN BRIEF

A turnkey furnished property with multiple options. Three gites, fully functioning and income producing with bookings through October in place. A large stone house of 150m2 currently laid out as three separate gites. Each gite has a living/dining/kitchen and bathroom on the ground floor. Gite 1 has 3 bedrooms, gite two and three feature 2 bedrooms each. A spacious sun drenched south facing terrace with separate garden offers plenty of outside space and privacy to enjoy the summer days. Private off road parking area for multiple vehicles. Located in the village of Colleville-sur-Mer and only 5 mins from the lively fishing port of Port-en-Bessin with restaurants and amenities. Within walking distance of the fabled Omaha beach and its 4 miles of golden sand. The American cemetery, Overlord museum and hotel/restaurant are steps from the property, making this...

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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

The property is accessed from the private parking area via the south facing walled terrace. The house is divided into three gites offering ample living spaces flooded with light thanks to its southerly aspect. Gardens at side and rear.

Gite #1

We enter into large living room featuring an impressive stone fireplace with wood burner. Stone walls and high ceiling with visible beams make this an impressive and welcoming space. Through to the separate kitchen dining room with fully equipped modern units we continue with the rustic stone walls and beamed ceiling features, a comfortable space to enjoy time with family or friends. From the living area we have a small hall leading to the beautifully refurbished bathroom with italian shower and a separate W.C. The open staircase takes us to the first floor where we have three double bedrooms offering countryside views from the windows.

Gite #2

From the terrace we enter into the living/dining/kitchen featuring the finished stone walls and beamed ceiling. At the rear we have a modern shower room with W.C. The rear garden area can also be accessed from here. The open staircase takes us to the first floor where we find a small hallway with closet and two bedrooms, one double and the other with bunk beds.

Gite #3

Entering from the terrace we have a similar layout to gite #2 with an open plan living/dining/kitchen configuration. At the rear there is a modern shower room with W.C. The open staircase takes...

LOCAL TAXES

Taxe foncière: 1350 EUR

Taxe habitation: EUR

NOTES