

Ref: A38464|TH14

Price: 265 000 EUR

agency fees to be paid by the seller

Leggett-immo. URGENT SALE !!! 4 X Rental suites, each featuring, bed/bath/W.C, terrace, and parking. INCOME...



INFORMATION

Town: Colleville-sur-Mer

Department: Calvados

Bed:

Bath: 4

Floor: 94 m2

Plot Size: 0 m2















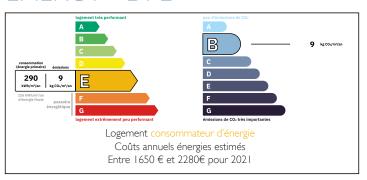
IN BRIFF

Leggett-Immo offers this Investment Property with Income – Near Omaha Beach, Normandy

Excellent opportunity to combine lifestyle and income on the Normandy coast. This fully owned property offers 4 individual rental suites, each tastefully decorated with a spacious bedroom, private bathroom, WC, and either a balcony or terrace. Owners can enjoy one unit while generating income from the others or rent all 4 !!!

Once a hotel, now successfully converted into rental units, the property also includes an on-site restaurant. Perfectly located within walking distance of Omaha Beach, the Overlord Museum, and the American Cemetery—guaranteeing year-round interest from visitors.

ENERGY - DPF



Amenities are just 5 mins away in Port-en-Bessin, a lively fishing port with restaurants and shops. Historic

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 habitation: EUR

NOTES

DESCRIPTION

Unique Investment & Lifestyle Opportunity – Omaha Beach, Normandy

Set in one of the most historic and visited areas of Normandy, this property presents a rare chance to combine lifestyle, charm, and a steady income stream on the famous Omaha Beach.

The Property

Formerly a hotel, the building has been tastefully renovated and divided into four independent rental suites. Each suite is generously proportioned, featuring a large bedroom, private bathroom, WC, and either a balcony or private terrace—ensuring both comfort and privacy for guests. The thoughtful layout allows the owner to enjoy one unit while renting out the others, offering true flexibility and year-round earning potential. Guests also benefit from private on-site parking, a rare advantage so close to the beach.

Extra Features

The property retains its on-site restaurant space, creating exciting opportunities for development—whether as a dining venue, café, or private events space.

Location

The setting is second to none: within walking distance of Omaha Beach, the Overlord Museum, and the American Cemetery—attracting hundreds of thousands of visitors throughout the year. Just 5 minutes away lies Port-en-Bessin, a lively fishing port full of shops, services, and seafood restaurants. Bayeux is 20 minutes by car, offering direct trains to Paris and every amenity. Two ferry ports are within an hour, ensuring easy international access.

Why This Property?

Proven income potential with immediate rental opportunities