

Leggett. Stone 3 bed house, Two houses for the price of one... Barn. 3.5 acres. 5 mins to Omaha Beach.



INFORMATION

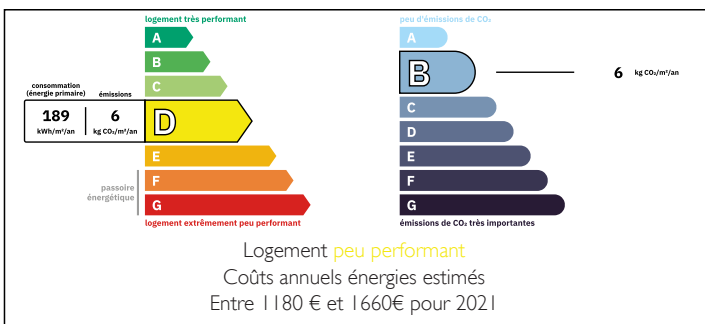
Town:	Cricqueville-en-Bessin
Department:	Calvados
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	13990 m2



IN BRIEF

Leggett-Immo TWO FOR THE PRICE OF ONE.... are delighted to present this charming stone house near the coast of Normandy with no works necessary and just a short walk from the famous Pointe du Hoc and 5 minutes from Omaha Beach. The veloroute maritime passes nearby the property and allows you to reach the village or beach safely by bicycle. Set in 1.4 hectares (3.5 acres) of countryside, this 3-bedroom home offers a spacious open-plan living-dining-kitchen area, ground-floor bathroom and W.C., and two verandas — one south-facing with open countryside views. Heat pump central heating, double glazing, and a large separate garage with electric rolling door. An attached second house offers renovation potential for a gîte, extension, or resale. Additional barns provide further opportunities. Only 3 minutes to the nearest village with amenities, and 20 minutes from...

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

Charming Stone House near Pointe du Hoc, Normandy

An exceptional countryside retreat moments from Omaha Beach

Leggett-Immo presents this beautifully positioned stone property offering space, comfort, and versatility — set in 1.4 hectares of picturesque Normandy countryside, just a short walk from the world-famous Pointe du Hoc.

The Main House

This inviting home features three spacious double bedrooms, a bright open-plan living, dining, and kitchen area — perfect for family life or entertaining. A ground-floor bathroom and separate W.C. add convenience, while verandas on both sides of the house capture sunlight throughout the day: a cool retreat to the north, and a larger south-facing veranda with open rural views.

Comfort & Features

Heat pump central heating and double glazing for year-round comfort

Countryside views, Veloroute Maritime nearby

Separate garage with electric rolling door

Additional barns offering useful storage or workshop potential

Extra Accommodation Potential

A second attached house, ready for full renovation, offers exciting possibilities — create a guest gîte, extended family accommodation, or even sell it separately later.

Location Highlights

LOCAL TAXES

Taxe habitation: EUR

NOTES