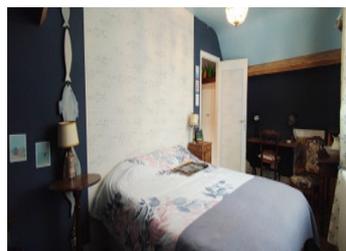


Leggett-Immo. 4 bedroom cottage in seaside village. Walk to beach and amenities. Garden, Cabanon, Parking.



INFORMATION

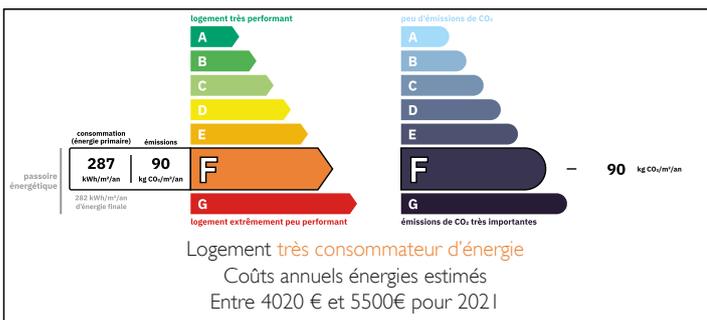
Town:	Grandcamp-Maisy
Department:	Calvados
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	711 m2



IN BRIEF

Leggett-Immo Charming 4-bedroom cottage in the popular seaside town of Grandcamp-Maisy on the Calvados Normandy coast. Spacious living/dining room, separate kitchen, shower room with separate WC. Recent VIESSMANN heating system and double glazing. Nice-sized plot with small garden, off-road parking for several vehicles. The garden is fenced and features a recent electric gated entrance with video phone doorbell. A new 16m² cabanon/workshop. Ample sized bedrooms and hallway storage on the first floor. Just 300m from the active fishing port with weekly market. The town offers essential services, supermarket, and restaurants, with Bayeux and Carentan nearby for trains to Paris. Walking distance to the beach, a short drive to the spectacular Omaha and Utah beaches. D-Day sites, museums, and scenic coastal cycle routes close by. Enjoy Normandy's rich history, beautiful coast, and famous apple products (Calvados) — a wonderful...

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

Leggett-Immo offer this Charming Seaside Cottage in Grandcamp-Maisy

Discover the charm of Normandy's coastline in this delightful four-bedroom cottage located in the much-loved seaside town of Grandcamp-Maisy. Just 300 metres from the vibrant fishing port, where the daily catch and weekly market bring the town to life, this property offers the perfect blend of coastal living and authentic French charm.

The cottage features a spacious living and dining room, ideal for family gatherings, and a separate kitchen with plenty of natural light. A modern VIESMANN heating system and recent double glazing ensure comfort all year round. The shower room and separate WC add practicality, while the generous hallway with built-in storage makes excellent use of space.

Outside, a pretty garden provides a peaceful retreat, complemented by off-road parking and a 16 m² cabanon/workshop—perfect for hobbies, storage, or a creative studio.

Grandcamp-Maisy offers all essential amenities, including a supermarket, restaurants, and local services, while the historic towns of Bayeux and Carentan are a short drive away for wider shopping and train links to Paris.

The sandy beach is just a stroll away, and the legendary D-Day landing sites of Omaha and Utah are close by, surrounded by museums and memorials that tell the stories of both medieval and modern Normandy. The area's coastal cycle route invites hours of scenic exploration, and local producers welcome you to sample the region's famous ciders and calvados.

This property combines comfort, convenience, and culture in one of Normandy's most appealing coastal communities — a wonderful...

LOCAL TAXES

Taxe foncière: **777 EUR**

Taxe habitation: **EUR**

NOTES