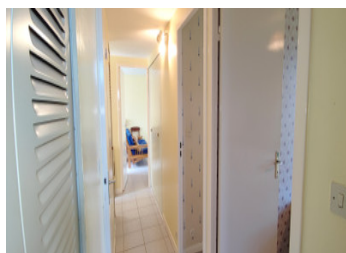
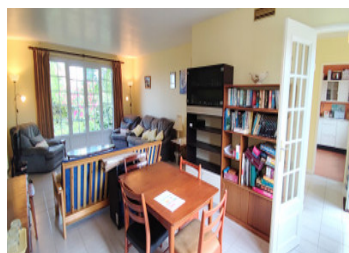
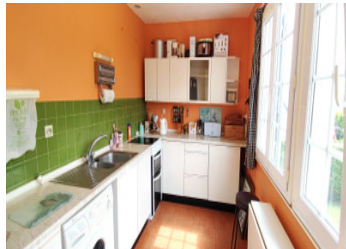
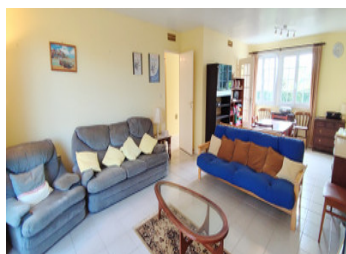


Walk to OMAHA beach. Ideal Gîte. 1 level living 2/ 3 bed, 2 bath. Quiet area, amenities 5 mins. Full basement.



## INFORMATION

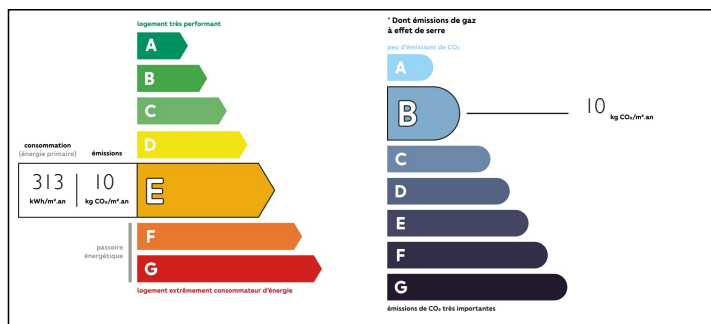
Town:	Saint-Laurent-sur-Mer
Department:	Calvados
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	900 m2



## IN BRIEF

Perfect for a gite for the 80th anniversary and beyond. Lovely house by the sea. One level living with two bedrooms ( 3rd possible), large living-dining room, separate fitted kitchen. Full bathroom, shower room, separate W.C. Full basement with garage. Convertible attic up to 50m2, floor space. Private garden with terrace and BBQ, parking. Space for a pool. Mains drains. To be refreshed.

## 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

House by the sea. Quiet area, walk to beach. Lots of possibilities. Close to the celebrated "OMAHA" beach with 4 miles of uninterrupted golden sands. Lost of history, museums, restaurants close by. Historic Bayeux at 20 mins. Port-en-Bessin at 10 mins. Two bedrooms (3rd possible), large living-dining room, separate fitted kitchen. Full bathroom, shower room, separate W.C. Full basement with garage. Convertible attic up to 50m2, floor space. Nice size garden with shade trees, not overlooked, parking. To refresh. Bayeux at 20 mins with access to Paris by train 2hr 15 min. Ferry ports within an hour.

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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: 650 EUR**

## NOTES