

"UNDER OFFER" Spectacular 5/6 bed 2 bath modern house. A walk to beautiful Omaha beach. Bayeux at 15 mins.

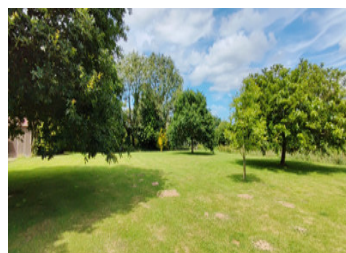


## INFORMATION

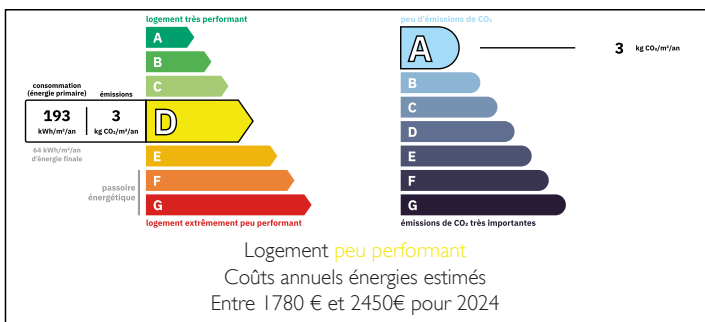
|             |                    |
|-------------|--------------------|
| Town:       | Colleville-sur-Mer |
| Department: | Calvados           |
| Bed:        | 5                  |
| Bath:       | 2                  |
| Floor:      | 218 m2             |
| Plot Size:  | 5500 m2            |

## IN BRIEF

A large modern house of 220m2 with 5/6 bedrooms and 2 bathrooms. Located within walking distance of beautiful Omaha beach offering 4 miles of golden sands. Fabulous 100m2 open plan living/dining space with a modern fitted kitchen and breakfast area. Step through the sliding patio doors to the large south facing terrace shaded by 5m electric awning. Storage room off the kitchen leading to a garage with laundry area, geothermal heating system and loft. Ground floor living with 1/2 bedrooms and an ensuite shower room. Upstairs there is a large landing area with 4 bedrooms a bathroom and separate W.C. Geothermal underfloor heating throughout and a feature wood burner in the living area. The plot is landscaped and offers a large parking area at the rear and additional garages of 70m2 with water and electricity connected. Electric...

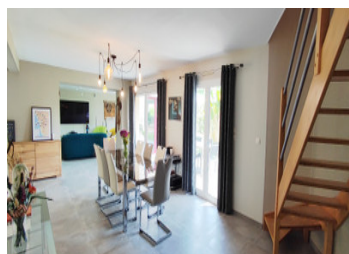


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1960 EUR**

## NOTES

## DESCRIPTION

Enter the property via the spacious entrance hall with guest W.C. To our right there is an office/dressing room leading to the ground floor master bedroom with ensuite bathroom. From the entrance hall we pass through to the large (100m<sup>2</sup>) living space. Beautiful dining area leading through to the enormous lounge area with built in bar. Geothermal underfloor heating throughout the property and a feature wood burner in the living area offer year round comfort. The large south facing terrace with 5m electric awning can be accessed by sliding patio doors from both of these areas. Towards the rear of the space we have a modern fitted kitchen with breakfast area. From here we can access the handy storage room and on through to the garage. The large garage features the geothermal heating system and hot water tank and a laundry area. A staircase takes you up to the loft storage space.

Upstairs we have a large luminous landing area with seating leading to 4 bedrooms. A bathroom and separate W.C. round out the first floor.

Outside we have a south facing front garden area featuring an interesting sculpture and a large terrace with 5m electric awning. Electric gated entrance with video phone. The driveway sweeps past the house to takes us to the courtyard area at the rear with ample parking and access to the garage. The land extends to the rear offering a large grassed area with shade trees and finally the 70m<sup>2</sup>...