LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46320JTH50 Price: 369 800 EUR

agency fees to be paid by the seller

Seafront House 20m from Utah Beach with Sea Views, 3 Bedrooms, Garden & Garage. New heat pump. SME 10 mins.



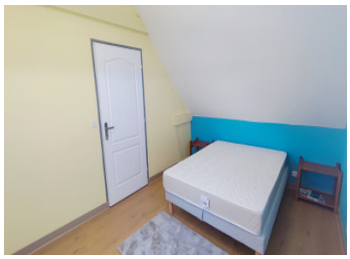




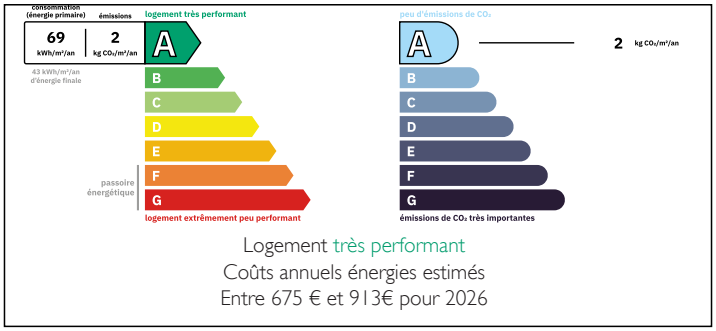








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 675 € et 913€ pour 2026

INFORMATION

Town:	Saint-Marcouf
Department:	Manche
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	648 m2

IN BRIEF

Leggett-Immo presents this Exceptional coastal property just 20 metres from UTAH beach in Saint-Marcouf. Just steps from the famous Utah Beach D-Day landing beach. Built in the early 2000s, this well-presented house offers sea views, a fully enclosed 648m² garden, garage and generous accommodation including a large veranda with uninterrupted sea and coastal views. Bright living/dining room with open fireplace and pellet stove, recently fitted kitchen, three bedrooms, office, two modern shower rooms and two WCs. An air-source heat pump provides heating and hot water, with mains drainage and an electrically operated garage door. Recent improvements include the kitchen bathrooms, veranda garage and heating. The enclosed garden is ideal for outdoor living, while the garage provides secure storage for vehicles and beach equipment with additional storage above. A golf course is nearby. An exceptional opportunity for a permanent...

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **500 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents this Coastal living just 20 metres from Utah Beach

Properties this close to the sea are exceptionally difficult to find. Situated just 20 metres from the beach in Saint-Marcouf, this attractive coastal house offers the opportunity to enjoy the Normandy coastline on a daily basis.

The property is particularly well positioned for anyone drawn to the history and scenery of the Utah Beach D-Day landing area, while also offering the comfort and practicality required for year-round living.

Built in the early 2000s, the house has been carefully maintained and benefits from a number of more recent improvements, including the kitchen and bathrooms.

Bright living spaces with sea views

The welcoming veranda provides valuable additional living space and creates a natural link between the house and its coastal setting.

The generous living and dining room forms the heart of the home and benefits from views towards the sea.

Two different forms of heating add character and flexibility: a traditional open fireplace and a contemporary pellet stove.

The recently fitted modern kitchen is fully equipped and designed for practical everyday use.

The ground floor also includes a modern shower room and separate WC.

Three bedrooms and an office

The first floor provides:

- Three bedrooms
- Separate office
- Modern shower room
- Separate WC

The office offers useful flexibility for remote working, a study, hobby space or occasional additional accommodation.

The bedrooms and living areas benefit from natural light and the property's exceptional proximity to the sea.

Modern comfort and recent improvements