LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48706JTH14 Price: 729 900 EUR

agency fees to be paid by the seller

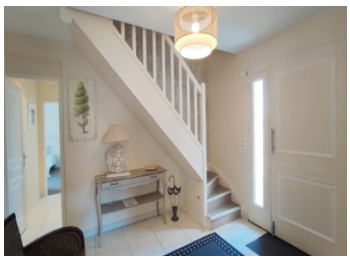
Large 8-Bedroom Property, 300m from Arromanches Beach, Normandy















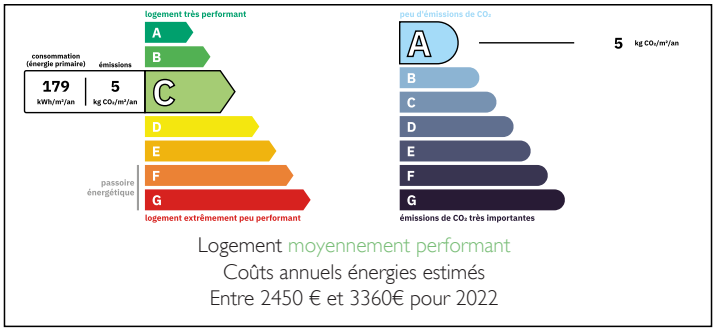
INFORMATION

Town:	Tracy-sur-Mer
Department:	Calvados
Bed:	7
Bath:	8
Floor:	228 m2
Plot Size:	936 m2

IN BRIEF

Leggett-Immo International presents this exceptional 228m² property on the edge of Arromanches-les-Bains, just 300m from the historic Normandy coastline. Offering eight bedrooms, eight bathrooms and accommodation for up to 18 guests, this versatile property is ideally suited to holiday rentals, hospitality or a substantial family home. The bright 42m² lounge and dining room opens onto a fully equipped kitchen with dining area, while sliding glass doors lead to a large sunny terrace. Additional features include separate owners' or staff accommodation, parking for eight vehicles, automated heating, keyless entry, electric gates and remote-control systems. Built in 2008 and renovated and configured in 2013, the property benefits from proven rental income and an excellent location within walking distance of the beach, shops, restaurants and museums.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2450 € et 3360€ pour 2022

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:	**2500 EUR**

NOTES

DESCRIPTION

Leggett-Immo International presents this substantial property offering excellent potential in one of Normandy's most historic coastal locations.

Situated on the edge of Arromanches-les-Bains, this impressive 228m² property offers generous accommodation, practical facilities and considerable flexibility. With eight bedrooms, eight bathrooms and the capacity to welcome up to 18 guests, it presents an attractive opportunity for buyers seeking an established holiday rental business, a large family residence or a combination of private living and tourist accommodation.

Built in 2008 and renovated and reconfigured in 2013 to create its present layout, the property has been arranged to accommodate larger groups while providing a separate area for owners or staff.

Living and entertaining

The welcoming living area centres around a light and airy 42m² lounge and dining room, providing plenty of space for guests and family to relax together. This leads directly to a fully equipped kitchen with its own dining area, creating a sociable and practical space for preparing and enjoying meals.

Sliding glass doors open onto a large, sunny terrace, ideal for outdoor dining, barbecues and entertaining. Its generous proportions make it particularly well suited to gatherings and group stays.

Accommodation

The ground floor is accessed through an entrance hall, with a staircase leading to the upper floor. A hallway serves two bedrooms, each with its own ensuite bathroom and WC, together with a useful storage cupboard.

There is also a separate owners' or staff area comprising two rooms, a shower room, WC and a