



## Detached Chalet on Leisure Park, Ideal Holiday Home



### Information de l'agent

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Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 233,689.34

#### Location

Pays:	France
Indicatif régional:	14150
Soumis:	31/03/2026

#### Description:

We presents this exclusive property: a recently built (2023) chalet in excellent condition, located in Ouistreham on a 225 m2 freehold plot within a secure residential leisure park. Constructed with comfort and durability in mind, it features a south-facing terrace with a bioclimatic pergola, a garden shed, and parking for up to three vehicles directly on the property.

The chalet offers a bright living room with a fully fitted and equipped kitchen, ideal for entertaining. It includes three bedrooms, a shower room, and a separate WC.

Equipped with a high-performance heat pump heating system and air conditioning, this property ensures excellent thermal comfort in all seasons while saving energy.

A rare find on the market, this chalet is appealing due to its excellent condition and prime location within a secure environment. It provides an ideal pied-a-terre in the immediate vicinity of the sea, while also offering the possibility of establishing a comfortable and functional primary residence.

Condominium of 25 units - all of which are residential.

The department of Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the



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north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres:	3
Salle de bains:	1
Dimesions du lot:	225 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information



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IMLIX ID:

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