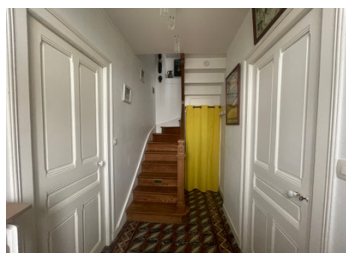


Charming 1930's Bourgeois-style house for sale in Normandy- near beaches and ferry port



INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	1186 m2

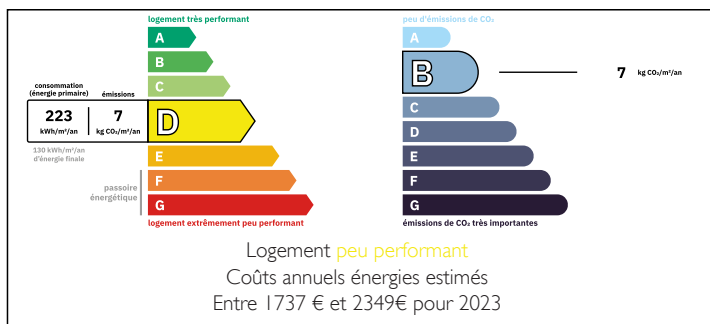


IN BRIEF

Looking for a French coastal property for sale in Normandy? This elegant 1930s detached townhouse with 3/4 bedrooms is full of charm and character, ideally located in the picturesque fishing village of Port-Bail-sur-Mer, just 2 km from sandy beaches, 40 km from Cherbourg, and 70 km from Granville. Perfect as a holiday home in France, a family residence, or a second home by the sea.

Stephanie Nash and Leggett are delighted to present this 116 m2 traditional French house, built in the bourgeois-style. It retains many period features, including oak parquet floors and period decorative tiles, while offering modern comfort.

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 habitation: 980 EUR

NOTES

DESCRIPTION

Ground Floor

A welcoming entrance hall with built-in storage leads to a cosy living room with a Godin wood burner, opening onto a bright veranda overlooking the garden. The spacious, light-filled kitchen also opens onto the veranda, creating an easy flow through the living areas. A separate dining room and a WC with washbasin complete this floor.

First Floor

Upstairs, there are three generously sized bedrooms all with original oak floors. One includes a large built-in closet, and two are interconnecting—ideal for use as a master suite with dressing room, guest bedroom, or home office. A shower room with WC is also located on this level.

Second Floor

The converted attic offers a large, versatile space with dual-aspect windows, perfect as a child's or teenager's bedroom, hobby room or study.

Additional Features

- Connected to mains drainage
- Heat pump and double glazing
- Excellent condition – no renovation work required
- Private garage (approx. 25 m²)
- Utility room/workshop (approx. 25 m²)
- Enclosed, well-maintained garden
- Private parking for three cars

This sought-after area of Normandy real estate is famous for its beautiful beaches, seafood, and relaxed lifestyle. Port-Bail-sur-Mer offers a traditional French atmosphere with easy access to Cherbourg, ferry ports, and international travel links—making it a great choice for UK, European and international buyers looking for a second home in France by the sea.

French charm at its very best—move-in ready, full of character and perfectly located near the coast.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>