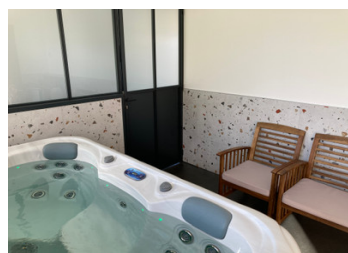


Exceptional luxury estate for Sale – 4 renovated Houses – near the Sea – Portbail-sur-Mer, Normandy, France



INFORMATION

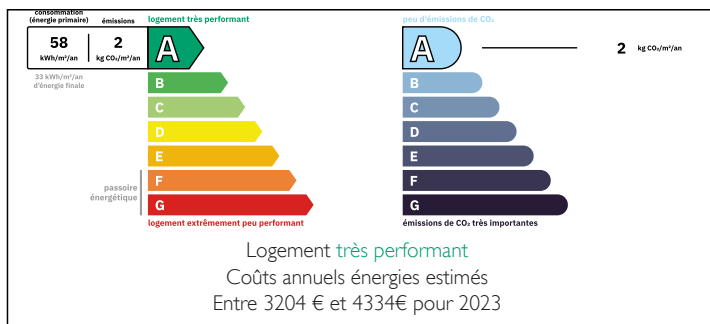
Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	14
Bath:	9
Floor:	600 m2
Plot Size:	3595 m2

IN BRIEF

Just 4 minutes from the beach and the centre of Portbail-sur-Mer, in the Manche department, Normandy, France, and set in a peaceful and unspoilt environment, Leggett International Real Estate is delighted to present for sale this exceptional luxury estate comprising four fully-renovated houses of outstanding quality.

The total living area amounts to approximately 600 sqm. Behind its elegant architecture lies a truly exceptional property, meticulously designed down to the finest details. High-quality materials, carefully selected to meet the most demanding standards, blend seamlessly with impeccable finishes, delivering a result that is both refined and built to last. The generous volumes, bathed in natural light, create a warm yet distinctly contemporary atmosphere. Each space has been thoughtfully designed to combine comfort, aesthetics, and functionality, reflecting a philosophy of discreet luxury.

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.



DESCRIPTION

Leggett Immobilier International is delighted to offer for sale this prestigious estate comprising four houses, located in Normandy, France, just a few minutes from the beaches and directly facing the Channel Islands.

Ideally positioned, the property is 30 minutes from the port of Cherbourg and 90 minutes from the port of Ouistreham, offering excellent access for international buyers.

This former farmhouse has undergone a comprehensive, top-to-bottom renovation, carried out to the highest standards, transforming it into a luxury domain that seamlessly blends authentic character with contemporary comfort and premium finishes.

From a technical standpoint, the property benefits from a very high level of equipment: remote-controlled entrance gate, heat pump with 4 heating zones for enhanced comfort, double glazing, aluminum window frames, insulated roof resulting in an A/A energy rating (DPE), radiator heating on the upper floor and underfloor heating on the ground floor, a hot-water immediate circulation system, fast electric vehicle charging station, robotic lawn mower, concrete floors and staircase, three-phase power supply, and excellent sound insulation.

The main house, offering 330 sqm of living space, features a beautiful entrance leading to a wellness area comprising a 6-person jacuzzi, sauna, shower room, and WC, all opening onto a 150 sqm terrace. It also includes a separate WC and a 110 sqm living area with a fully fitted and equipped kitchen, and a very bright living/dining room with direct access to the terrace and garden.

This level also includes a technical room, a second kitchen designed for caterers or...

LOCAL TAXES

Taxe foncière: 5000 EUR

NOTES