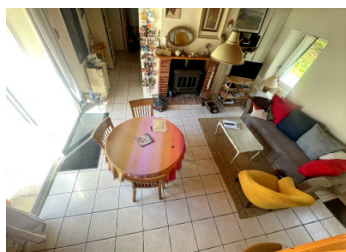


UNDER OFFER -- ---- A charming 2-bedroom house in Normandy, France ,10 min from the beach, peaceful



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | La Haye |
| Department: | Manche  |
| Bed:        | 2       |
| Bath:       | 1       |
| Floor:      | 60 m2   |
| Plot Size:  | 1104 m2 |



## IN BRIEF

Charming Holiday Home for Sale in Cotentin, West Coast of Normandy, France.

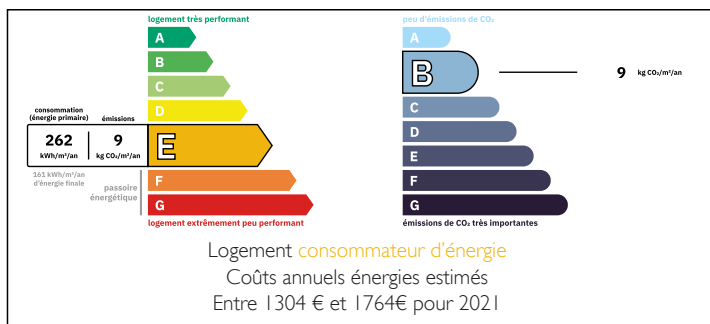
Nestled at the end of a quiet country lane, on the edge of a woodland, this charming holiday home for sale in the Cotentin Peninsula is a true haven for lovers of nature and tranquility.

Ideally located just 10 minutes from the sandy beaches of the Cotentin west coast, near the picturesque seaside town of Portbail-sur-Mer, this delightful 60 sqm property immediately captivates with its lush green surroundings, absolute peace, and complete privacy.

Surrounded by a fully enclosed 1,000 sqm garden, bathed in sunlight throughout the day, this home offers a serene and rejuvenating lifestyle—perfect as a second home in Normandy or a high-potential holiday rental investment in France.

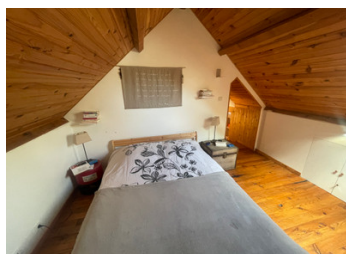
Sheltered from view and set within a preserved natural environment, the property invites you to unwind, disconnect, and enjoy the authentic...

## 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 foncière: 240 EUR

Taxe habitation: 178 EUR

## NOTES

## DESCRIPTION

Bright & Well-Maintained Interior – Move-In Ready Holiday Home in Normandy

Inside, you will discover a comfortable, light-filled, and beautifully maintained living space, enhanced by tasteful décor throughout. The warm and inviting living area features a wood-burning stove, perfect for cosy evenings in any season, and opens onto a functional semi-open kitchen.

The property (60m<sup>2</sup>) also offers:

Two bedrooms

Separate WC

A spacious and bright bathroom with both bathtub and shower

A large built-in storage cupboard / utility space

A semi-open kitchen

This charming home benefits from quality fittings and solid condition throughout, including:

PVC double glazing

Roof and window frames in excellent condition (no major works required)

Well-maintained façade

Tiled flooring on the ground floor

Natural pine wood flooring upstairs, adding authentic character

The only upgrade to consider is bringing the septic tank system up to current standards.

For added convenience, the property can be sold fully furnished, making it a perfect turnkey investment for a holiday rental in Normandy or an immediately enjoyable second home.

Layout & Room Sizes (Approx.):

Ground Floor:

Living room: 22 sqm