LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47120SPR50 Price: 287 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (270 000 EUR without fees)

Superb 2 bedroom stone house a few minutes from the beaches in Portbail. Turn key house with garage.















INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	70 m2

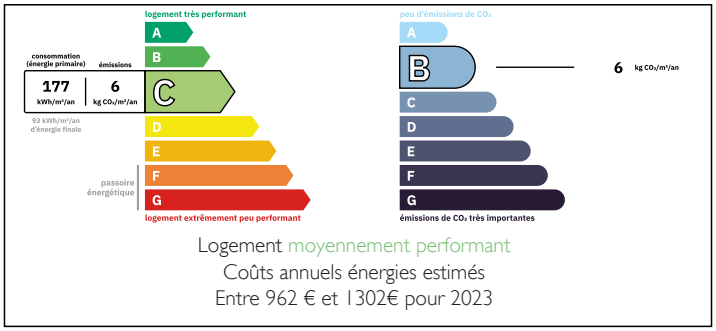
IN BRIEF

4 minutes from the beach and the center of Portbail, Manche, Normandy, France in a peaceful environment, Leggett Immobilier and Stéphanie Nash offer you for sale a completely renovated stone house of exceptional quality.

The high-quality materials, selected with care, harmonize perfectly with impeccable finishes, offering a rendering that is both refined and durable. The volumes bathed in natural light create a warm and resolutely contemporary atmosphere. Each space has been designed to combine comfort, aesthetics and functionality in a spirit of discreet luxury.

This home will seduce a clientele in search of excellence.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 962 € et 1302€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

30 minutes from the Cherbourg ferry, 30 minutes from the Valognes station with a good connection to Paris, this pretty house includes on the ground floor: An entrance with a large closet, a living room of 21 m2 with a fitted and equipped kitchen, a separate toilet, a bathroom with a large shower and a double sink, a technical space. The living room opens onto the terrace and the garden.

On the first floor, you will find 2 bedrooms of 11 m2.

On the side of the house is a 27m2 garage with a sink, an electric door.

Electric heating, excellent insulation, mains drainage.

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

NOTES

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