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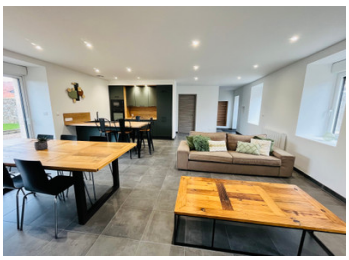
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Ref: A47283SPR50 Price: 442 000 EUR

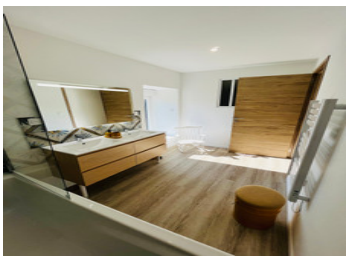
agency fees included: 5 % TTC to be paid by the buyer (420 000 EUR without fees)

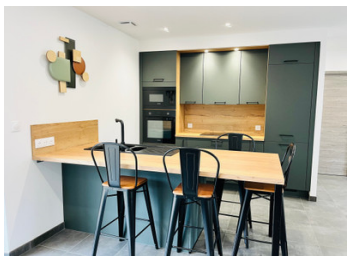
Superb stone 4 bedroom house - high quality renovation - 5 min from Portbail, Manche, Normandy







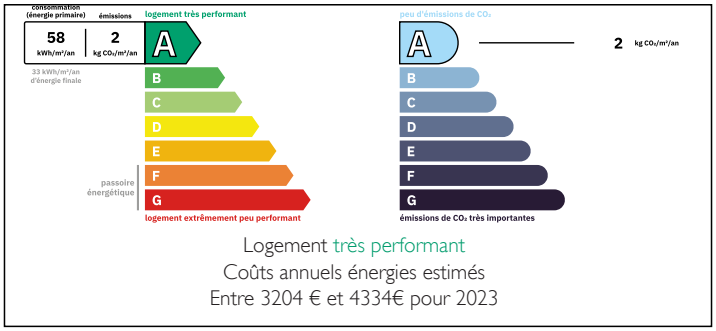








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 3204 € et 4334€ pour 2023

INFORMATION

Town:	**Port-Bail-sur-Mer**
Department:	**Manche**
Bed:	**4**
Bath:	**2**
Floor:	**140 m2**
Plot Size:	**350 m2**

IN BRIEF

A turnkey property where no work is required!!!

Just 5 minutes from the beach and the centre of Portbail-sur-Mer, in a peaceful and sought-after setting, Leggett Immobilier International and Stéphanie Nash are delighted to present this beautiful 140 m² semi-detached stone property, which has been completely renovated to an exceptionally high standard.

Behind the authentic charm of the local stone lies a home that has been completely redesigned and renovated, successfully combining the character of the original property with the comfort and elegance of contemporary living.

Here, every detail has been carefully considered. The quality of the renovation is one of the property's key strengths. High-quality materials have been carefully selected for their aesthetics, durability

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.

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NOTES

DESCRIPTION

No work is required – this beautiful home is ready to move into immediately.

The generous, light-filled interiors create an atmosphere that is warm, elegant and distinctly contemporary. Every space has been thoughtfully designed to combine comfort, functionality and refinement.

The property offers 4 bedrooms, including a beautiful master suite, providing excellent accommodation for family and guests.

Ground floor:
Entrance hall with built-in storage, a bright and spacious living area with a beautifully fitted kitchen, complemented by a pellet stove, a utility/technical room and a WC.

First floor:
Three bedrooms and a family bathroom.

Second floor:
A superb master suite with dressing room, home office area, WC and shower room.

Outside, the property benefits from a private parking space and front courtyard, together with a terrace and garden to the rear. A charming tower-style garden shed provides additional outdoor storage.

The property is connected to mains drainage, with electric heating, mechanical ventilation (VMC) and aluminium-framed windows and doors.

A Prime Location on the Normandy Coast

The property enjoys an ideal location, within easy reach of the main attractions of the Côte des Isles:

5 minutes from the beach and the centre of Portbail-sur-Mer