LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47389MCS50 Price: 335 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (316 038 EUR without fees)

UNDER OFFER - Sea View House for Sale in Fermanville, Normandy – 3 Bedrooms, Large Garden and Outbuilding















INFORMATION

Town:	Fermanville
Department:	Manche
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	1476 m2

IN BRIEF

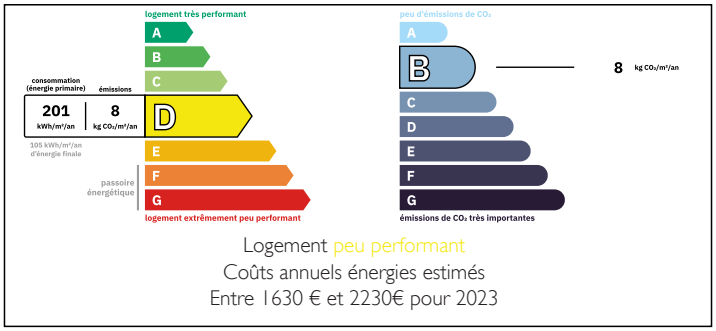
Situated in Fermanville, on the beautiful Cotentin Peninsula in Normandy, this 3-bedroom house enjoys a peaceful setting between Cap Lévi and La Mondrée beach, approximately 20 minutes from Cherbourg-en-Cotentin. With fabulous sea views from the first floor and terrace, a generous garden and a separate outbuilding, it offers an appealing opportunity for a permanent home, a holiday retreat or a potential seasonal rental investment.

A Comfortable Home with Sea Views

On the ground floor, the house features a spacious, light-filled living room with a fireplace, a dining area and an open-plan kitchen. A bathroom with a bathtub and a WC complete this level. Direct access to the garden makes indoor and outdoor living easy.

Upstairs, there are three bedrooms and a separate WC.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1630 € et 2230€ 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.

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NOTES

DESCRIPTION

A Large Garden and Independent Outbuilding
The property sits on approximately 1,400 m² of land, providing plenty of space to relax, garden or enjoy the peaceful surroundings.
Several terraces face different directions, allowing you to make the most of the sunshine throughout the day and enjoy the sea views.
A separate 33 m² outbuilding, in good condition, offers additional space for a workshop, garage or storage. Alternative uses or conversion may be possible, subject to the relevant planning permissions.

The property also benefits from a gated entrance and parking for several vehicles.

An Ideal Location for Exploring Normandy.
Situated between Cap Lévi and La Mondrée beach, the house is close to coastal walking trails, the Vallée des Moulins and the beautiful landscapes of the Cotentin Peninsula. The area is ideal for walking, sailing, water sports and discovering Normandy's coastal heritage.
Cherbourg-en-Cotentin, approximately 20 minutes away by car, provides shops, restaurants and everyday services, as well as access to the port and its international ferry connections.

Energy Rating D – A Positive Feature for a character Property.
For an older house on the Normandy coast, an **Energy Performance Certificate (EPC) rating of D** is a worthwhile advantage. It represents a reasonable level of energy performance for a traditional property of this type, particularly in a market where many older homes require energy-efficiency improvements. This rating gives prospective buyers a clearer picture of the property's energy performance while allowing them to enjoy the charm and character of a traditional French home.

Particularly Convenient for Buyers from...