

3 bedroom house in a village with a mature garden in St Lô d'ourville , near Portbail, Normandy, France

EXCLUSIVE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Port-Bail-sur-Mer |
| Department: | Manche            |
| Bed:        | 3                 |
| Bath:       | 1                 |
| Floor:      | 98 m2             |
| Plot Size:  | 305 m2            |

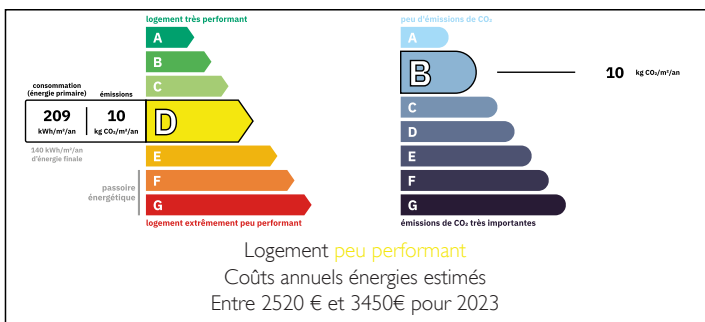
## IN BRIEF

CHARMING CHARACTER PROPERTY WITH GARDEN AND DEVELOPMENT POTENTIAL – CLOSE TO THE BEACHES OF THE COTENTIN  
Stéphanie Nash and Leggett Immobilier International are delighted to present this charming character property, ideally situated in the heart of Saint-Lô-d'Ourville, part of the coastal commune of Portbail-sur-Mer, in the beautiful Cotentin Peninsula in Normandy.

Combining traditional features, a pretty established garden and exciting potential for further development, this delightful 98 m<sup>2</sup> property offers an excellent opportunity to create a welcoming permanent home, a holiday retreat or a property to enjoy with family and friends.

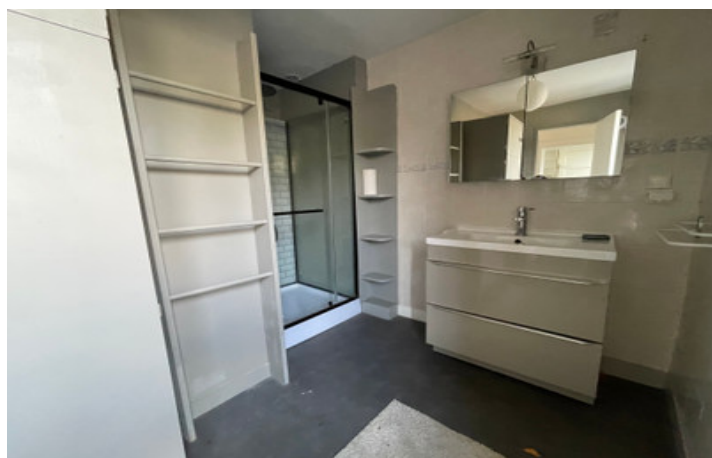


## ENERGY - DPE



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

### AN AUTHENTIC NORMANDY HOME

Upon entering, you are welcomed into a charming living space featuring traditional terracotta floor tiles, adding warmth and character to the property.

The adjoining kitchen provides a convivial space for preparing meals and entertaining family and friends.

The ground floor also benefits from a bedroom, a utility room and a separate WC, offering convenient single-level living if required.

Upstairs, you will find two further bedrooms, one of which features attractive solid wood flooring, together with a spacious shower room and a separate WC.

On the second floor, an attic of approximately 32 m<sup>2</sup>, with its original wooden floorboards, offers excellent potential for conversion. Subject to the necessary permissions and building requirements, this space could accommodate two additional bedrooms and a bathroom, allowing the property to evolve according to your needs.

### COMFORT AND PRACTICAL FEATURES

The property benefits from a number of practical improvements, including recent electric inertia radiators, a new hot water boiler, PVC double-glazed windows, roller shutters and mechanical ventilation.

The house is connected to mains drainage.

### A PRETTY GARDEN TO ENJOY THE NORMANDY LIFESTYLE

Outside, the terrace provides the perfect setting for outdoor dining, relaxing with a book or enjoying a glass of wine on a summer evening.

The attractive, mature garden, with its trees and flowering plants, offers a peaceful environment in which to unwind or indulge in gardening.

A small traditional stone outbuilding adds further charm and character to the property.

### AN IDEAL LOCATION FOR DISCOVERING THE COTENTIN PENINSULA

## NOTES