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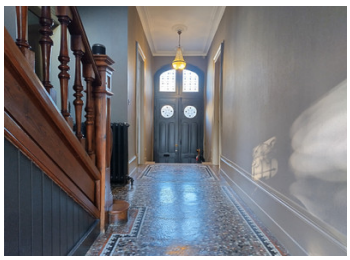
Ref: A47646MCS50 Price: 887 250 EUR

agency fees included: 5 % TTC to be paid by the buyer (845 000 EUR without fees)

La Javanaise – A Residence full of character designed by René Levavasseur, in Cherbourg-en-Cotentin, coastal















INFORMATION

Town:	Cherbourg-en-Cotentin
Department:	Manche
Bed:	7
Bath:	3
Floor:	260 m2
Plot Size:	342 m2

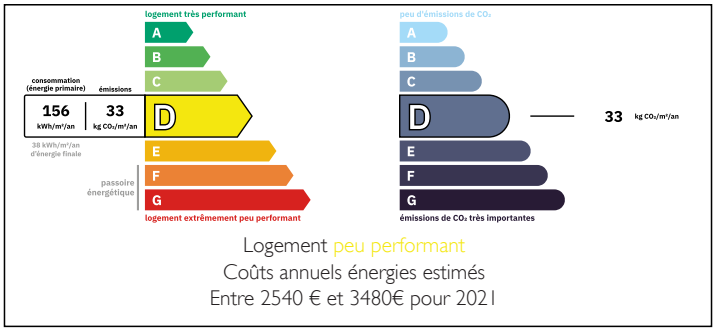
IN BRIEF

With 260 m² of living space, seven bedrooms and a walled garden, this is truly a distinctive heritage property in the heart of the historic Le Vœu district.

Some houses stand out for their architecture. Others for their history. La Javanaise brings both together.

Built in 1909 by René Levavasseur, the Cherbourg architect best known for designing Cherbourg's Transatlantic Railway Station, this elegant residence offers a rare opportunity to acquire a property of character in the heart of Cherbourg-en-Cotentin. Its generous proportions, traditional materials and decorative details give it a distinctive identity, appealing to lovers of architecture and heritage.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2540 € et 3480€ pour 2021

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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LOCAL TAXES

Taxe foncière: **3748 EUR**

NOTES

DESCRIPTION

From the moment you step through its monumental front door, the charm is immediate. A marble mosaic floor in harmonious shades leads towards the garden. Inside, original parquet flooring, a pitch-pine staircase, carved woodwork, decorative mouldings, coloured stained-glass windows, terrazzo flooring and beautifully crafted cast-iron radiators all bear witness to the care invested in the design of the house and the skill of the craftsmen who created it.

A Family Residence Offering a Wealth of Possibilities.
With approximately 260 m² of living space arranged over four levels, La Javanaise offers seven bedrooms and generous reception areas. Its layout lends itself to a variety of lifestyles and projects: a substantial family home, a character residence or an inviting place to welcome guests, depending on the wishes and needs of its future owners.

Raised Ground Floor – Welcoming Reception Areas.
The entrance hall immediately sets the tone. This floor comprises a study, a fitted kitchen and a living and dining room featuring a bow window, which adds distinctive architectural character and enhances the charm of the reception rooms. A separate toilet with washbasin and a storage cupboard complete this level.

First Floor – Three Bedrooms and Private Spaces.
A spacious landing leads to three bedrooms. One has a dressing room, while another benefits from an en-suite shower room with WC. This layout offers practical and comfortable accommodation for family life and for welcoming friends and relatives.

Second Floor – Four Additional Bedrooms.
Four bedrooms, a shower room and a separate WC make up this...