LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48995SPR50 Price: 345 000 EUR

agency fees to be paid by the seller

Lovely contemporary house build in 2022, 4 beds, garage, vast garden, Manche, Normandy, France - DPE A















INFORMATION

Town:	Fierville-les-Mines
Department:	Manche
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1832 m2

IN BRIEF

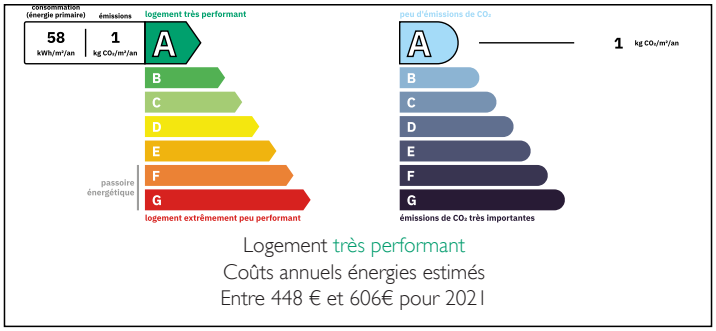
Stéphanie Nash and Leggett Immobilier International are delighted to present this attractive detached house, built in 2022 and maintained in excellent condition. It is situated in the village of Fierville-les-Mines, less than 10 minutes from Barneville-Carteret, Portbail-sur-Mer and the beaches of the Cotentin Peninsula's west coast.

The property is approximately 40 minutes by car from the Cherbourg ferry terminal, with regular crossings to the United Kingdom and Ireland, and around 25 minutes from Valognes railway station, offering direct train services to Paris Saint-Lazare.

Combining modern comfort, natural light and a practical layout, the house offers approximately 105 m² of living space. Tastefully decorated throughout, it benefits from excellent energy efficiency and provides full single-level living, with the main amenities located on the ground floor.

The nearby Côte des Isles is renowned for its long stretches of fine sandy beach, unspoilt dunes and natural harbours.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 448 € et 606€ 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.

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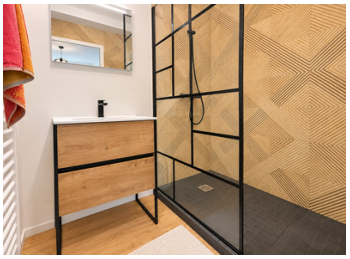



LOCAL TAXES

Taxe foncière:	**587 EUR**

NOTES

DESCRIPTION

The coastline is ideal for swimming, sailing, paddleboarding, coastal walks and family days by the sea, while Barneville-Carteret offers a lively marina, restaurants, shops and ferry connections to the Channel Islands. Several local beaches have also been awarded Blue Flag status for the quality of their environment and facilities.

On the ground floor:

A spacious, dual-aspect living area of approximately 42 m², filled with natural light and comprising a lounge and dining area with a wood-burning stove, together with a fitted and fully equipped open-plan kitchen.

A 13.30 m² principal bedroom suite with its own private shower room, as well as a separate WC, complete this level.

Upstairs:

The landing leads to three attractive bedrooms, measuring 10.75 m², 11.20 m² and 12.40 m², as well as a family bathroom with a bathtub and a separate WC.

An adjoining 25 m² garage, incorporating a utility area and loft space, provides additional storage.

Outside:

Accessed directly from the living area, the generous and secluded wooden terrace is the perfect place to enjoy the warmer months, share meals with family and friends or create a comfortable outdoor relaxation area.

The property stands on approximately 1,800 m² of land, which is largely enclosed and enjoys open views over the surrounding...