

Splendid contemporary house, overlooking the sea in a picturesque village



## INFORMATION

Town:	Regnéville-sur-Mer
Department:	Manche
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1500 m2

## IN BRIEF

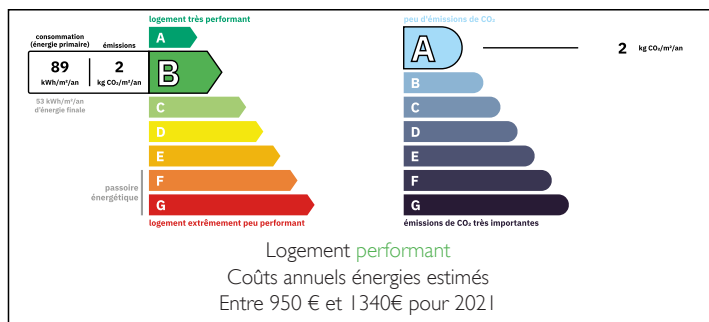
Observe the thousand shades of the haven and Chausey island from your large bay windows.

This elegant and comfortable house of more than 200sqm offers spacious accommodation. There are three bedrooms, two of which are on the ground floor, and two bathrooms with WC. Custom made furnitures can be part of the purchase.

1 hour from Mont-Saint-Michel and Omaha Beach.  
1,5 hour from the ferry and from Rennes.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

On the ground floor you will find:

- a bright and spacious living room with lounge, dining room
- a cosy area with an enclosed fireplace
- a fully equipped open-plan kitchen
- an open-space study
- two bedrooms
- a bathroom with toilets

On the first floor:

- a large family bedroom
- a room that could be used as a dressing room or extra bedroom
- a shower room and toilets

The garden level provides a library, a wine cellar, two spacious garages, a boiler and laundry room.

1500m<sup>2</sup> of landscaped garden.

Automatic gate

Roller shutters that can be positioned in the louvered position (italian style)

Veranda: 50m<sup>2</sup>

Kitchen: 23m<sup>2</sup>

Study: 16m<sup>2</sup>

Bedroom 1: 12.5m<sup>2</sup>

Bedroom 2: 12m<sup>2</sup>

Bathroom: 6.45m<sup>2</sup>

Bedroom 3: 40m<sup>2</sup> floor area (1st floor)

Garage 1: 47m<sup>2</sup>

Garage 2: 38m<sup>2</sup>

Library 14m<sup>2</sup>

Utility/boiler room: 16m<sup>2</sup>

Wine cellar: 4.32m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>