

Excellent 3 bedroom, 2 bathroom, property, central location but in a quiet road in this coastal resort

## EXCLUSIVE



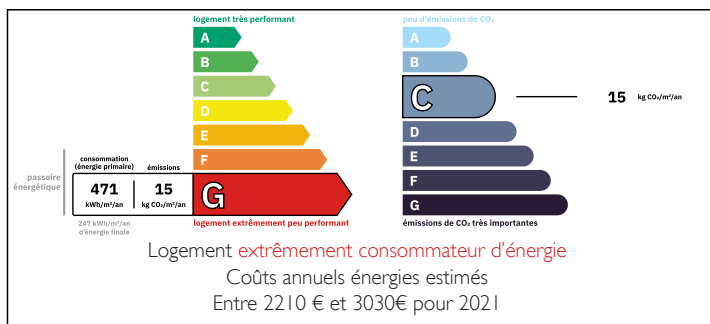
## INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	2
Floor:	97.36 m2
Plot Size:	289 m2

## IN BRIEF

On the west coast of the Cotentin Peninsular facing Jersey, Portbail is a lovely fishing town with great selection of shops and restaurants and a lively street market every Tuesday morning. A beautiful 13 arched bridge leads to unspoiled sandy beaches and harbour walks. The ferry port of Cherbourg is 49km away and Ouistreham is 128km. The town is close to the resort of Barneville Carteret and a short drive from the landing beaches and museums. The house would make an excellent lock up and leave and would have potential as a holiday let.

## ENERGY - DPE



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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

Recently refurbished three bedroom house in central Location, but in a quiet street with off-road parking. Open plan living dining and kitchen area on ground floor with new fitted kitchen (IKEA 20 22). Sliding doors lead to an outside garden terrace and landscape garden with refurbished driveway. To the rear of the property there is a small outside courtyard and storage area. Also on the ground floor is another bedroom currently arranged as a study with doors leading to the terrace area. The living room has a woodburning insert and the kitchen as well lit with an overhead light panel also on the ground floor are a separate WC and a shower/wash room. On the first floor, two double bedrooms and another shower room with WC.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES