

\*\*\*UNDER OFFER\*\*\* 4km from the beach. 40km from Cherbourg Ferry port. Quiet off road location.



## INFORMATION

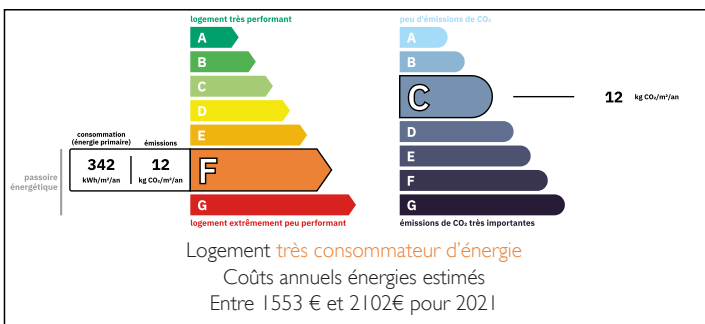
Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	785 m2



## IN BRIEF

William Darwen and Leggett are proud to present this traditional stone semi-detached house, ideally located just 2 km from the sought-after coastal resort of Denneville-Plage with its long sandy beaches facing Jersey. Perfect as a family home or holiday retreat, the property enjoys a prime position between the lively market towns of La Haye-du-Puits and Portbail, both offering a good choice of shops, restaurants, and weekly markets. With easy access to some of Normandy's best beaches and coastal activities, this is an excellent opportunity to acquire a Normandy property combining charm, convenience, and the relaxed seaside lifestyle.

## 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

### Ground Floor

- living room
- Dining room
- Kitchen
- downstairs we
- Staircase leading to

### First floor

- Twin bedroom with separate access to balcony
- Double Bedroom.
- Bathroom



Large barn with conversion possibility

Courtyard with ample parking

Enclosed Garden

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

## NOTES