

150m from the beach in Portbail. 38km from Cherbourg ferry port



## INFORMATION

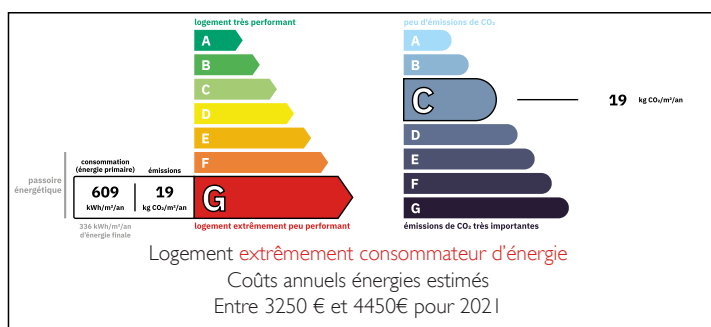
Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	2
Floor:	79 m2
Plot Size:	2234 m2



## IN BRIEF

Just 150 metres from the beach, The property enjoys an enviable setting just moments from the sandy shoreline, ideal for swimming, sailing and coastal walks. Shops, restaurants and local amenities are within easy reach, while the surrounding countryside offers a peaceful backdrop and plenty of space to enjoy outdoor activities. The combination of beachside living and generous land makes this home an attractive option for both permanent residence and holiday

## 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

The property offers versatile accommodation across three levels, set within generous grounds of 2,234 m<sup>2</sup>, part of which is designated as constructible land.

On the garden level, the house includes a room with kitchenette (approx. 14 m<sup>2</sup>), a bedroom (approx. 12 m<sup>2</sup>), a shower room, and a garage of around 15 m<sup>2</sup>.

The first floor comprises a veranda (approx. 9 m<sup>2</sup>), a bright living/dining room with fireplace and wood-burning insert (approx. 27 m<sup>2</sup>), a fitted kitchen with pantry (approx. 8 m<sup>2</sup>), a bedroom (approx. 13 m<sup>2</sup>), a shower room and separate WC.

On the top level, you will find a spacious bedroom of approximately 40 m<sup>2</sup> at floor level.

The total living space amounts to 79 m<sup>2</sup>. The property benefits from PVC double-glazed windows and mains drainage.

Estimated average annual energy costs, based on energy prices for 2021–2023, are between €3,250 and €4,450.

-----

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