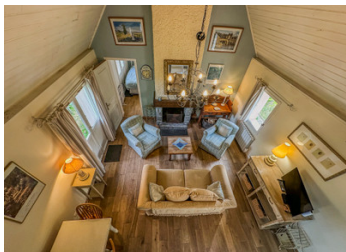


\*\*\*SOLD\*\*\* Detached Coastal property within walking distance to the beach

EXCLUSIVE



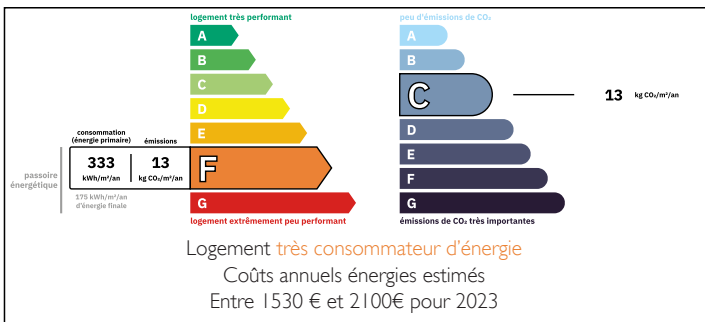
## INFORMATION

Town:	Barneville-Carteret
Department:	Manche
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	104 m2

## IN BRIEF

In the peaceful Petit Hameau, this house offers a rare opportunity to live on a popular holiday residence just steps from the dunes and vast sandy beaches. The annual charges (720€ in 2025) include free access to 3 private tennis courts and a clubhouse. The light-filled living room with vaulted ceiling and fireplace creates a cosy retreat, while the mezzanine bedroom beneath the eaves adds charm and comfort. Outside, a private garden with terrace is perfect for al fresco dining after a day by the sea. A stone's throw from the house are the possibility for dune walks, swimming, sailing and the vibrant lifestyle of Barneville-Carteret, renowned for its chic marina, seafood restaurants, boutiques and lively weekly markets. Ideal as a holiday home, or year-round residence / rental investment in one of Normandy's most desirable seaside...

## 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:-

Large open plan living/dining area with open fireplace

Twin bedroom

Kitchenette

Shower room

WC

Mezzanine

Study with room for double bed

Loft storage

Enclosed Garden

storage area

-----

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