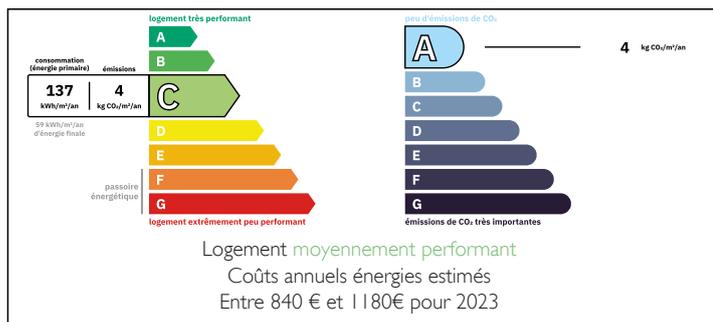


A 3-bedroom detached house in a seaside village, 300m from the beach of Denneville, Manche, Normandie, France

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	1
Floor:	88 m ²
Plot Size:	605 m ²

IN BRIEF

Discover this lovely 88 m² seaside villa ideally located in the peaceful coastal resort of Denneville-Plage, on the western coast of the Cotentin Peninsula in Normandy.

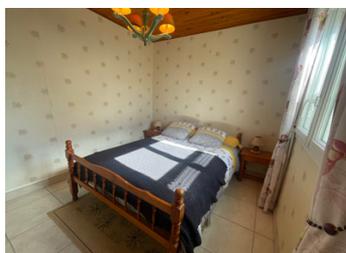
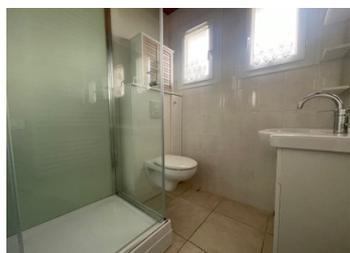
Perfect as a holiday home, rental investment, or year-round residence, this charming property combines comfort, authenticity, and proximity to the sea.

Denneville-Plage offers an authentic seaside lifestyle with its long sandy beach, sailing school, and friendly summer atmosphere. During the warmer months, the village comes alive with two bars, a restaurant, a bakery, and a weekly market featuring local produce. Just a few kilometres away, the charming fishing village of Portbail-sur-Mer offers a full range of amenities, including restaurants, shops, a year-round market, a marina, and a supermarket.

The location is ideal for exploring the treasures of Normandy: only 40 minutes from the ferry port of Cherbourg, 40 minutes from the historic D-Day

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

This 1980 detached house is situated on the south side of the village, minutes walk away from the dunes of Saint Remy des landes, a few yards away from the long sandy beach of Denneville, famous amongst dog walkers as dogs are allowed on the beach all year round, and walking distance of Lindbergh beach.

Spread over two floors, the villa offers a fully equipped kitchen that opens onto a welcoming dining area and a spacious veranda filled with natural light — an ideal space to relax or entertain. On the ground floor, you'll also find a bathroom with WC and two small bedrooms. Upstairs, there are two additional bedrooms under the eaves, one of which includes a washbasin. An attached garage provides convenient parking and storage space.

There is a good size garden divided into sections: parking spaces, west facing terrasse, barbecue area and lawn. it also has a small shed to keep gardening equipment.

Practical and economical confort is assured by a geotherm heatpump throughout the home, while the taxe fonciere is attractively low at 484€ a year making this an economical choice as both a full-time residence or a holiday home.

The 2 small bedrooms on the ground floor could easily be turned into one big master bedroom which would make it into a dual aspect bedroom.

Whether you dream of a peaceful holiday retreat, a seaside family home, or an investment property in Normandy, this charming villa in Denneville-Plage is...

LOCAL TAXES

Taxe foncière: 484 EUR

Taxe habitation: EUR

NOTES