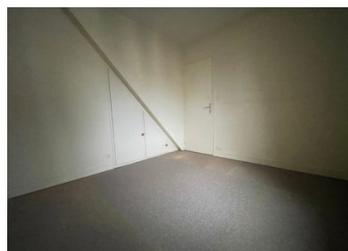
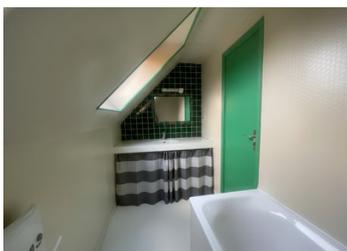


Atypical, upside down house, 3 bedroom; 300 m from the port of Saint Vaast la Hougue ,garden, Normandie France

EXCLUSIVE



## INFORMATION

Town:	Saint-Vaast-la-Hougue
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	231 m2

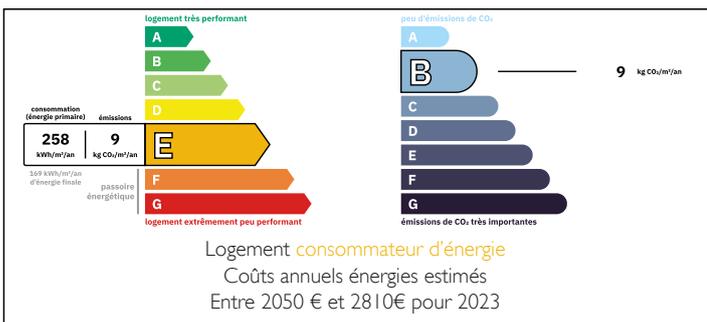
## IN BRIEF

Charming Coastal Townhouse for Sale in Saint-Vaast-la-Hougue, Normandy France – Prime Seaside Location

Located in the highly desirable harbor village of Saint-Vaast-la-Hougue in the Manche department of Normandy, this charming 100 sqm townhouse enjoys a prime coastal setting just 300 meters from the marina and sandy beach, directly facing the stunning Île Tatihou, accessible on foot at low tide.

Awarded "France's Favorite Village" in 2019, Saint-Vaast-la-Hougue is internationally renowned for its gourmet oysters and its iconic Tours Vauban, listed as a UNESCO World Heritage Site by UNESCO. This exceptional seaside destination offers a rare lifestyle combining maritime heritage, natural beauty, and authentic Norman charm.

## 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 is arranged over three levels with a full basement and stands out for its unique character and abundant natural light. It features three bedrooms, along with two additional sleeping areas under the eaves designed in a charming “boat cabin” style — ideal for children or occasional guests.

The spacious, light-filled living room with a fire place creates a warm and inviting atmosphere, perfect for entertaining. The separate kitchen can easily be opened onto the living area to create a modern open-plan layout, enhancing both space and flow.

### Additional Features

- Connected to mains drainage (public sewer system)
- Electric heating
- Private indoor parking space and storage space for fishing and beach equipment
- Garden Level (Lower Ground Floor)
- Double garage with electric door – 47 sqm (ceiling height: 1.90 m)
- Storage space
- Entrance hall – 6.5 sqm
- Hallway – 4.5 sqm
- Laundry room – 4 sqm
- First Floor
- Bedroom 1 – 9.3 sqm
- Bedroom 2 – 9 sqm
- Shower room – 6.5 sqm
- Landing – 2.8 sqm
- Separate WC – 1.4 sqm
- Kitchen – 7 sqm
- Living room – 24 sqm with fireplace insert
- Built-in storage cupboard
- Second Floor (Attic / Sloped Ceilings)
- Bedroom 3 – 13 sqm
- Dressing room – 2 sqm
- Sleeping area – 8 sqm (Carrez law surface: 4 sqm)
- Sleeping area – 5 sqm (Carrez law surface: 2 sqm)
- Bathroom – 4.2 sqm
- Corridor – 2 sqm
- Separate WC – 1.2 sqm

## LOCAL TAXES

Taxe foncière: 702 EUR

Taxe habitation: EUR

## NOTES