

OFF PLAN / 3 bed-houses,, 1 living space with kitchen, 2 baths, garden , Barneville, Normandy



## INFORMATION

<b>Town:</b>	<b>Barneville-Carteret</b>
<b>Department:</b>	<b>Manche</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>2</b>
<b>Floor:</b>	<b>0 m2</b>
<b>Plot Size:</b>	<b>0 m2</b>



## IN BRIEF

Ideally located opposite the Channel Islands, Barneville-Carteret in Normandy, France—steeped in history—offers a peaceful and preserved living environment, where the beauty of the cliffs, the Port des Isles, and the fine sandy beaches continues to enchant both visitors and residents.

Stéphanie Nash and Leggett Immobilier are presenting for sale nine newly-built homes off-plan with 3 bedrooms. A dynamic, family-friendly town that is pleasant to live in all year round, Barneville-Carteret provides all everyday essentials: local shops, weekly markets, nursery and primary schools, as well as numerous cultural and sports facilities.

Residents also benefit from the proximity of Cherbourg, just a 40-minute drive away. This city is renowned for its shipyards, its famous Cité de la Mer, and ferry port to the UK. Caen is accessible in 1 hour 30 minutes via the N13.

## ENERGY - DPE

DPE not required.

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

These three-bedroom houses (ranging from 76 m<sup>2</sup> to 92 m<sup>2</sup>) are located in Bameville-Carteret, Normandy, France, within a new residential development, just a few minutes from the town center and only a 7-minute bike ride to the beach.

The houses are designed with a focus on everyday sustainable comfort and include 3 bedrooms, a living area open onto the kitchen, a shower -room, a bathroom, a terrace, a garden, a garden shed, and two parking spaces.

They first reveal a beautiful main living area filled with natural light, which can accommodate both a lounge and dining space, along with an open-plan kitchen.

Depending on the layout, a ground-floor bedroom and a shower room allow for single-level living. Upstairs, the remaining bedrooms are arranged around a landing, along with a bathroom and separate toilets.

For the enjoyment of families, each house extends into a private garden. This green haven offers a high quality of life for meals, playing with children, or relaxing in the sun.

The developer has prioritized optimal thermal and acoustic insulation and adopted bioclimatic design principles to ensure controlled energy consumption and reduced utility bills.

Features include:

PVC window frames and electric roller shutters in living areas  
Air-to-water heat pump  
Heated towel rails in bathrooms

Floor finishes:

Ground floor: glazed stoneware tiles (minimum 40 × 40 cm)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES