

RARE location by the beach . Cute Beach house - 55 m2 - in Créances , Normandy, France .Idyllic and quiet

EXCLUSIVE



## INFORMATION

Town:	Créances
Department:	Manche
Bed:	3
Bath:	1
Floor:	62 m2
Plot Size:	258 m2

## IN BRIEF

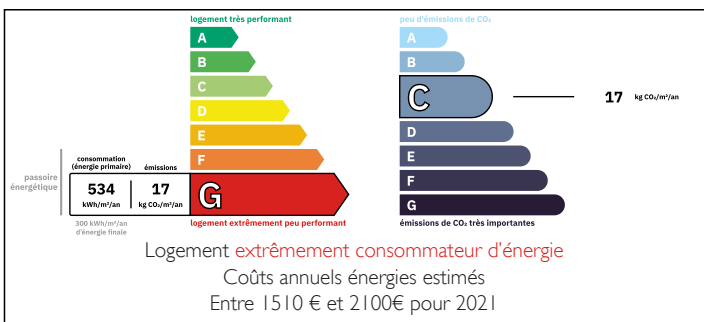
Rare on the market, this charming seaside holiday home enjoys a truly exceptional and unspoiled setting at the foot of the dunes, in the heart of the protected Créances dune landscape in Normandy. Just a few meters from a vast, unspoiled sandy beach, this unique property offers a peaceful coastal retreat, perfect for nature lovers, beach enthusiasts, and those seeking tranquility and open space.

Nestled in a preserved natural environment, this coastal property is an invitation to escape—ideal as a second home, vacation rental investment, or serene getaway by the sea.

The house features:

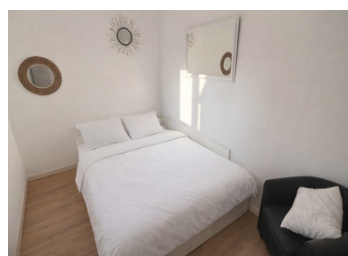
- 3 comfortable bedrooms
- A bright living area of 18 sqm
- A shower room
- A practical laundry space

## 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

Charming Coastal Home with Dune Views – Rare Opportunity in Normandy, France

Presented by Stéphanie Nash, Will Darwen, and Leggett Immobilier, this delightful 55 sqm holiday home immediately captivates with its warm atmosphere and cleverly designed layout, allowing for comfortable single-level living.

Set on a west-facing plot, the property enjoys exceptional natural light throughout the day, along with a private, enclosed garden that is not overlooked—ensuring complete peace, privacy, and a truly serene setting within an outstanding natural environment.

Upon entering, you are welcomed by practical storage spaces leading into a bright and inviting living area of approximately 18 sqm, enhanced by a wood-burning stove—perfect for creating a cozy ambiance all year round. The living space flows seamlessly into two comfortable bedrooms, a dressing room, a functional shower room, and a kitchen. Every area has been thoughtfully designed to maximize comfort and ease of living, making it an ideal holiday home.

Outside, the west-facing garden extends the living space with a terrace offering breathtaking views over the dunes—perfect for enjoying sunny evenings and spectacular sunsets. An independent entrance leads, via an external staircase, to an attic-level space comprising two adjoining rooms. This versatile area is ideal for additional bedrooms, an artist's studio, or a remote working space. This upper level also features a charming and intimate rooftop terrace—an exceptional spot to admire stunning sunsets over the dunes in a truly magical setting.

Located just a short walk from beach access, this property boasts a rare and highly desirable location...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES