

Atypical sea-side villa, 600m from the beach with a large garden, 4 bedrooms, 2 garages



## INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	976 m2



## IN BRIEF

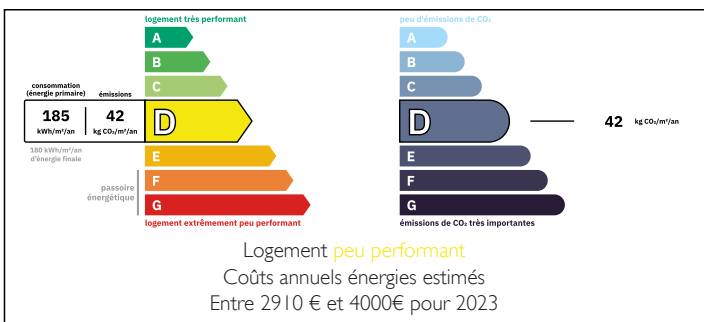
Charming coastal property just 600m from the Beach – unique layout, large Landscaped Garden, Strong Investment Potential

Located just 600 metres from the beach and only 3 km from Portbail-sur-Mer, a highly sought-after coastal village on the west coast of the Cotentin Peninsula in Normandy, this unique property stands out for its unusual layout and exceptional potential as a primary residence, holiday home, or rental investment.

Set on a rare and generous landscaped plot, the property features a beautiful mature garden with fruit trees, established planting, and lush greenery, offering a peaceful and private setting just moments from the sea — a true coastal retreat.

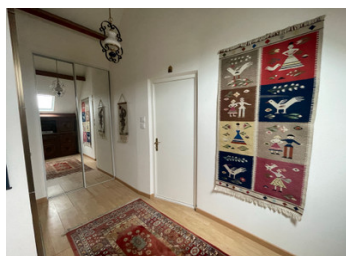
The house is arranged in two adjoining yet distinct living spaces:

## 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 first section includes an attractive entrance hall, one bedroom, a bathroom, separate WC, a closed kitchen, and a warm living/dining room with a wood-burning stove, adding charm and character. The second, independent section offers a kitchen, dining

There is the possibility to combine both living areas into one single residence by creating an internal connection (installation of a staircase), offering excellent flexibility to adapt the layout to your needs and projects.

The outdoor spaces perfectly complement the property, featuring two garages and a garden shed, providing practical storage and everyday convenience.

Bathrooms in need of renovation

Energy rating: D

Oil-fired central heating, double glazing, good insulation, connected to mains drainage.

Key features:

Rare property in a highly sought-after area

Large landscaped and tree-filled plot

Walking distance to the beach

Two independent living units

Strong rental or multi-family potential

Possibility to merge both spaces into one residence

A unique opportunity for lovers of the sea, nature, and character properties. Early viewing highly recommended!

House 1 (Single-storey):

Entrance: 6.5 sqm

Kitchen: 10 sqm

Living room: 23 sqm

Garden entrance: 6 sqm

Bedroom 1: 10 sqm

WC: 1.5 sqm

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES