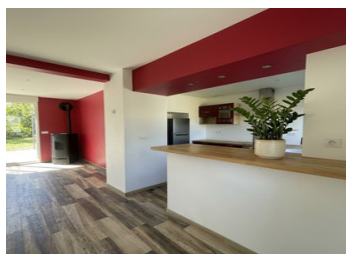


Fully renovated 3-bedroom house, south facing garden, 2 bathrooms,, large garage, 5 minutes from the beach.



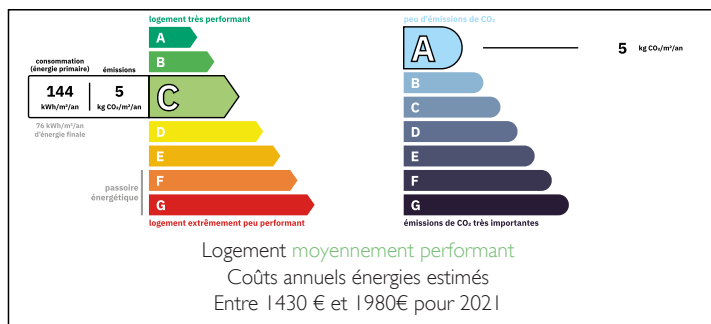
INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	741 m ²

IN BRIEF

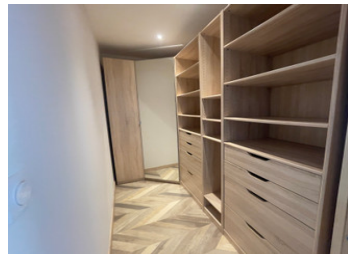
Stéphanie Nash and Leggett International Real Estate are delighted to present this beautifully renovated home, ideally located just 5 minutes from the coast, in the heart of a charming village with local amenities including a bakery, post office, and primary school. Fully renovated in 2019, this property offers 135 m² of living space and is in immaculate condition, requiring no work. Designed with comfort and efficiency in mind, the house benefits from excellent energy performance, making it both easy and cost-effective to heat—an increasingly important feature for international buyers seeking energy-efficient homes in France. Set on a generous 741 m² plot, the property enjoys a private, fully enclosed south-west facing garden, bathed in sunlight throughout the day and enhanced by mature fruit trees. A large wooden terrace provides the perfect setting for outdoor dining and relaxation, offering a peaceful and...

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

One of the key features of this home is the ground-floor master suite, which includes direct access to the terrace, allowing for comfortable single-level living—highly sought after by both retirees and second-home buyers.

This turnkey coastal property combines modern comfort, village charm, and proximity to the sea, making it an excellent opportunity for a primary residence, holiday home, or investment in the French property market.

From the moment you step inside, you are welcomed by a bright and spacious 51 m² living area, designed to offer both comfort and style. This inviting space features a pellet stove, creating a warm and cosy atmosphere, and opens seamlessly onto a modern, fully fitted and equipped kitchen. A practical utility room completes the living area, adding convenience to everyday life.

The ground floor also benefits from a true master suite, offering generous proportions with a dressing area and a well-appointed bathroom featuring both a bathtub and a walk-in shower, as well as a separate WC. With direct access to the terrace, this layout allows for comfortable single-level living, a highly desirable feature for many international buyers.

Upstairs, the sleeping area includes two comfortable bedrooms and a contemporary shower room, providing an ideal space for family members or guests in a relaxed and private setting.

The property also features a large garage with an electric door and exceptional ceiling height, perfectly suited for storing a boat, camper van, or multiple vehicles. Above the garage, a loft space offers valuable additional storage.

Combining modern comfort,...

LOCAL TAXES

Taxe foncière: 972 EUR

NOTES