

UNDER OFFER Charming Coastal Village Terraced House near the sea – Prime Location in Port-Bail-sur-Mer

EXCLUSIVE



INFORMATION

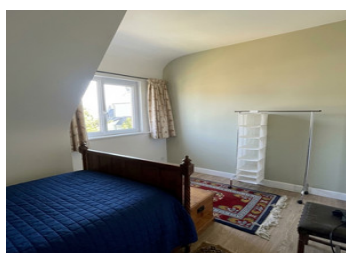
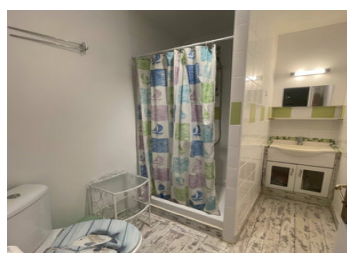
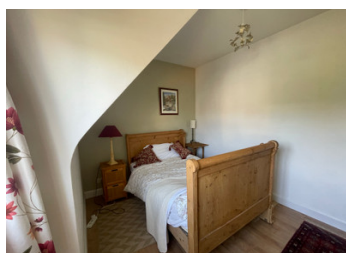
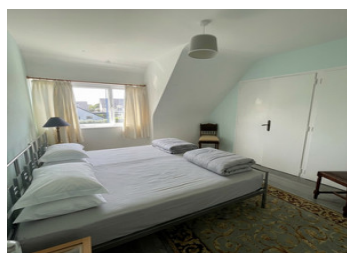
Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	4
Bath:	2
Floor:	90 m2
Plot Size:	171 m2

IN BRIEF

A rare opportunity to acquire a charming four-bedroom house in one of the most sought-after locations of Port-Bail-sur-Mer, on the beautiful west coast of Normandy.

Situated in a quiet residential street just 200 metres from the picturesque harbour (Le Havre de Portbail), this property enjoys an exceptional setting in the heart of the village. Shops, cafés, restaurants, the weekly market and the waterfront are all within easy walking distance, offering the perfect blend of coastal living and everyday convenience.

Port-Bail-sur-Mer is one of Normandy's hidden gems, renowned for its sandy beaches, sailing harbour, coastal walks and relaxed seaside atmosphere. Enjoy morning walks along the harbour, fresh seafood restaurants, vibrant local markets and spectacular sunsets over the Channel coast. 40 min from the ferry port of Cherbourg, 90 min from Caen

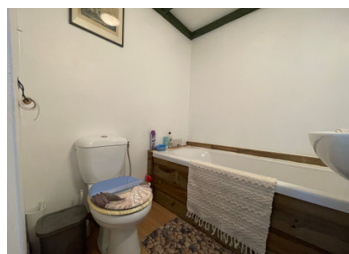


ENERGY - DPE

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

The house, built in the 1970s, offers approximately 90 m² of living space and comprises:

Ground floor

Bright living room with fireplace

Separate kitchen

Utility/laundry room

Family bathroom with WC

First floor

Four bedrooms

Shower room with WC

A full attic provides useful storage space and potential for further development, subject to the necessary permissions.

Two of the bedrooms enjoy charming partial sea views, allowing you to wake up to glimpses of the coastline and changing tides.

Outside, the property benefits from a sunny aspect and a delightful front garden filled with mature plants and flowers, creating a welcoming and peaceful atmosphere.

Additional features include:

Private garage

Parking at the rear of the property

Quiet location in the village centre

Walking distance to all amenities and the harbour

Partial sea views

The house requires updating, including insulation improvements and the installation of a heating system, presenting an excellent opportunity to create a wonderful permanent home, holiday retreat or investment property by the sea.

Whether you are looking for a family home, a second residence by the sea, or a renovation project in a highly desirable coastal village, this property

LOCAL TAXES

Taxe foncière: **960 EUR**

NOTES