

\*\*\*\*\*UNDER OFFER\*\*\*\*\* Two ground floor apartments in the popular fishing town of Portbail

## EXCLUSIVE



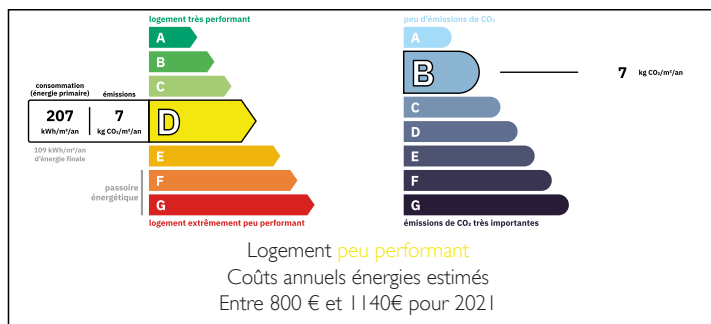
## INFORMATION

|                |                   |
|----------------|-------------------|
| Town:          | Port-Bail-sur-Mer |
| Department:    | Manche            |
| Bed:           | 2                 |
| Bath:          | 2                 |
| Floor:         | 63 m2             |
| Outside Space: | 10 m2             |

## IN BRIEF

A rare opportunity in the heart of Port-Bail-sur-Mer, a charming fishing village renowned for its picturesque harbour, natural estuary, and relaxed coastal lifestyle. Situated on the ground floor with easy access for people with reduced mobility, these characterful apartments of approximately 30 & 33 sqm enjoy a prime location on a quiet street, just a short stroll from local shops, the harbour, the estuary, and all everyday amenities. Here, everything can be reached on foot, making daily life both easy and enjoyable.

## 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.



## LOCAL TAXES

Taxe foncière: **660 EUR**

## NOTES

## DESCRIPTION

Just 5 minutes from the sandy beaches of the Cotentin Peninsula's west coast, this property is sure to appeal to both seaside enthusiasts and investors seeking a profitable rental opportunity.

As you step inside the apartments, you are welcomed into a warm and inviting living area full of character, featuring a comfortable lounge space and a dining area. A semi-separate kitchenette maximises the available space while maintaining excellent practicality.

The apartments have retained all the charm of a traditional Normandy property, with beautiful original terracotta floor tiles in the living rooms, French oak flooring in the bedrooms, exposed beams, and in apartment 1 an attractive decorative fireplace crafted from Valognes stone, a distinctive feature of the region's architectural heritage.

The sleeping areas comprise comfortable bedrooms, complemented by a shower room and a separate WC.

Tastefully decorated and sold fully furnished, this turnkey property is ready to be enjoyed immediately or continued as a successful holiday rental. They already generate approximately \*\*€22,000 per year in Airbnb rental income\*\*.

**\*\*Key Features:\*\***

- \* Ground-floor apartment with easy access.
- \* Sold fully furnished.
- \* Authentic character features including original terracotta tiles, French oak flooring, exposed beams, and a Valognes stone fireplace.
- \* Quiet location.
- \* Free and convenient on-street parking.
- \* Walking distance to shops, the harbour, and the estuary.
- \* Just 5 minutes from the beach.
- \* Small condominium of only three apartments.