

Former dairy farm with 2 small houses to renovate, over 400m² of outbuildings, near sea, Sortosville/Beaumont



INFORMATION

Town:	Sortosville-en-Beaumont
Department:	Manche
Bed:	4
Bath:	2
Floor:	142 m ²
Plot Size:	18505 m ²



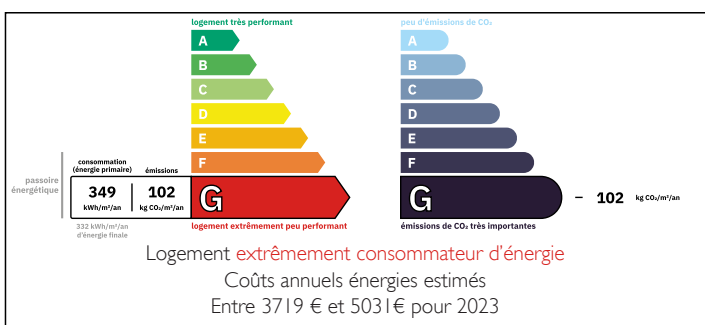
IN BRIEF

Just 9 minutes from the stunning sandy beaches of the West Cotentin coast, in the charming village of Sortosville-en-Beaumont, near the popular seaside resort of Barneville-Carteret and only 30 minutes from Cherbourg Ferry Port, this unique Normandy property for sale offers approximately 140 m² (1,507 sq ft) of living space, comprising two adjoining houses in need of renovation together with more than 400 m² (4,300 sq ft) of outbuildings.

Set in a peaceful hamlet, this rare property enjoys an exceptional location between the French countryside and the sea, offering complete privacy with no overlooking neighbours and beautiful uninterrupted views across the surrounding Normandy countryside.

This authentic former farmhouse is full of charm and character, making it an ideal opportunity for buyers seeking a country home in Normandy, a holiday

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

Main House – Approximately 84 m² (904 sq ft)

The first house offers approximately 84 m² (904 sq ft) of living space and comprises:

Ground floor: a kitchen, a living room, and a bathroom with WC.

First floor: two spacious bedrooms, each with a dressing area.

The front of the property benefits from double-glazed windows with electric roller shutters, while the rear still features single-glazed windows.

Second House – Approximately 55 m² (592 sq ft)

Adjoining the main house is a second property of approximately 55 m² (592 sq ft), offering excellent renovation potential.

It comprises:

Ground floor: two rooms.

First floor: two bedrooms.

This additional dwelling is ideal for creating a holiday cottage (gîte), a self-contained guest house, a holiday rental, or accommodation for family and friends.

Extensive Outbuildings with Outstanding Potential

One of the property's greatest assets is its more than 400 m² (4,300 sq ft) of outbuildings, providing exceptional opportunities for residential, commercial, or leisure projects.

Attached to the houses are:

a boiler room,
a storage room (cellar),
an open-fronted garage.

Arranged around the courtyard, you will also find:

NOTES