LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL LUXURY ESTATE FOR SALE – 4 RENOVATED HOUSES – NEAR THE SEA – PORTBAIL-SUR-MER, NORMANDY, FRANCE

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EXCEPTIONAL LUXURY ESTATE FOR SALE – 4 RENOVATED HOUSES – NEAR THE SEA – PORTBAIL-SUR-MER, NOR...





PROPERTY FACT FILE

REFERENCE	A42105SPR50
PRICE	€ 2,287,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	9
ACCOMMODATION	600 m²
LAND	3595 m²
TOWN	Port-Bail-sur-Mer
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- High quality material, beautiful renovation
- Quiet environment
- Sauna, Jacuzzi et salle de Sport
- A few minutes from the beach
- PRESTIGE RENTAL POTENTIAL

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Just 4 minutes from the beach and the centre of Portbail-sur-Mer, in the Manche department, Normandy, France, and set in a peaceful and unspoilt environment, Leggett International Real Estate is delighted to present for sale this exceptional luxury estate comprising four fully-renovated houses of outstanding quality.



DESCRIPTION

Leggett Immobilier International is delighted to offer for sale this prestigious estate comprising four houses, located in Normandy, France, just a few minutes from the beaches and directly facing the Channel Islands.

Ideally positioned, the property is 30 minutes from the port of Cherbourg and 90 minutes from the port of Ouistreham, offering excellent access for international buyers.

This former farmhouse has undergone a comprehensive, top-to-bottom renovation, carried out to the highest standards, transforming it into a luxury domain that seamlessly blends authentic character with contemporary comfort and premium finishes.



From a technical standpoint, the property benefits from a very high level of equipment: remote-controlled entrance gate, heat pump with 4 heating zones for enhanced comfort, double glazing, aluminum window frames, insulated roof resulting in an A/A energy rating (DPE), radiator heating on the upper floor and underfloor heating on the ground floor, a hot-water immediate circulation system, fast electric vehicle charging station, robotic lawn mower, concrete floors and staircase, three-phase power supply, and excellent sound insulation.

The main house, offering 330 sqm of living space, features a beautiful entrance leading to a wellness area comprising a 6-person jacuzzi, sauna, shower room, and WC, all opening onto a 150 sqm terrace. It also includes a separate WC and a 110 sqm living area with a fully fitted and equipped kitchen, and a very bright li...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42105SPR50

COMPLETE FILE AND PHOTO ON REQUEST

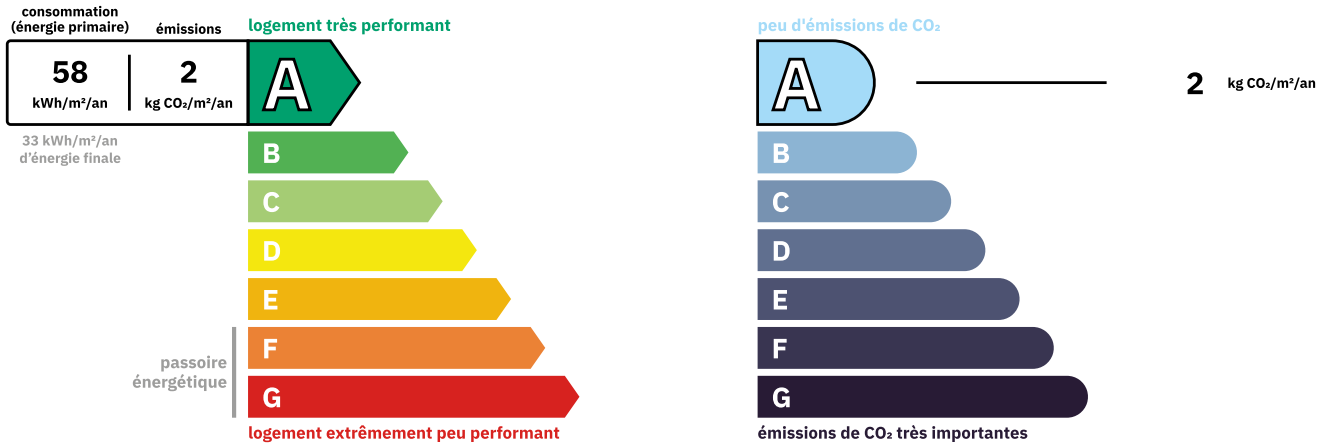
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 3204 € and 4334€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42105SPR50
FILE COMPLETE AND PHOTOS ON REQUEST

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