

Detached 3-bedroom house with a view on the estuary, west facing - with garage and parking - large garden



INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	3
Bath:	1
Floor:	100 m ²
Plot Size:	1297 m ²

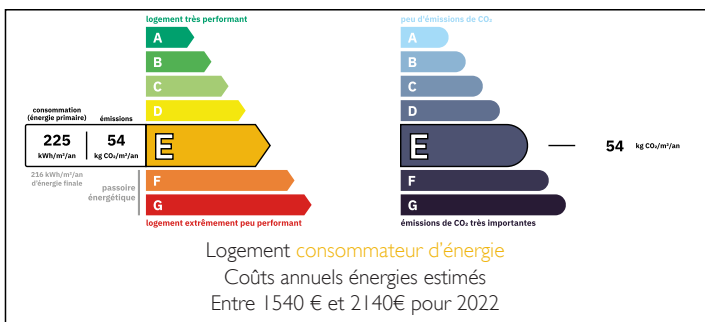
IN BRIEF

Nestled on the beautiful Côte des Isles in Portbail-sur-Mer, Normandy, this bright 100 m² home offers a truly rare lifestyle, with a breathtaking sea view over the estuary and the iconic Notre-Dame church. 40km from Cherbourg and the ferry port, 30 min from Coutances and 40 min from the D-Day beaches

Just a few minutes from the local marina, sandy beaches, and local shops, the property enjoys a privileged location in this picturesque fishing village, renowned for its relaxed year-round lifestyle. West facing for beautiful sunsets.



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 habitation: EUR

NOTES

DESCRIPTION

Inside, you'll be impressed by the bright and airy living space of approx. 35 m², featuring an open-plan fitted kitchen – perfect for entertaining while enjoying natural light throughout the day.

The house offers three spacious bedrooms (14,11, and 10 m² approx): one with a panoramic view over the estuary, and another opening through French windows onto a sunny outdoor space. A good-sized bathroom (approx. 6 m²) with both bathtub and shower, plus separate toilets completes the main level.

The true heart of the home is its exceptional panoramic veranda (approx. 23 m²), fully retractable and leading out to a west-facing terrace of 41 m² – the perfect spot to enjoy outdoor dining or admire stunning sunsets with a glass of wine.

Outside, the landscaped garden combines an orchard of apple and pear trees with colourful flowerbeds and green lawns, creating a private setting.

A full basement provides plenty of storage, a workshop, and additional space, while the property also benefits from a covered carport for two vehicles and a small independent garage.

A rare opportunity on the Normandy coast, ideal as a permanent residence, holiday home, or rental investment in France. Combining sea view, natural light, outdoor space, and proximity to the beach and amenities, this is a unique chance to own a piece of authentic French coastal living.

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