

Plot of land-425 m2 with authorisation to build, in the town center of Portbail- Normandy Near the sea



INFORMATION

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|-------------|-------------------|
| Town: | Port-Bail-sur-Mer |
| Department: | Manche |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 0 m2 |
| Plot Size: | 425 m2 |

IN BRIEF

For sale: this 425 m2 piece of land is ideally situated in the charming village of Portbail in Normandy, on the coast . only 40 min from the ferry port of Cherbourg, 40 min from the D-Day beaches and 90 min from Caen. It is situated on the main road at the entrance of the village, a 2-minute walk from the shops and restaurants.

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

This unique, flat plot with no builder restrictions is sure to win you over. The land features a stream and an old washhouse, which can be transformed into a fish pond, a plant pond, or even repurposed differently.

The plot is already enclosed on 3 sides.

The authorisations to built are in place and have been signed off. The paper work to create your own entrance have been accepted. Utilities are conveniently close by with water, electricity and main drains.

Enjoy the freedom to build the project that suits you: a traditional house, a tiny house, or a container home... Let your imagination run free! Friendly neighborhood!"

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

LOCAL TAXES

Taxe habitation: EUR

NOTES