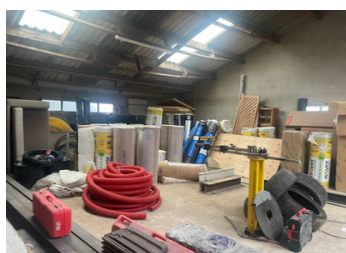


For Sale: Industrial warehouse in La Manche - Normandy- near the coast - 525 m2 with vehicle access



INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	0
Bath:	0
Floor:	525 m2
Plot Size:	1500 m2



IN BRIEF

For sale: A 525 sqm industrial warehouse/industrial hangar in Denneville, La Manche- Normandy- France, near the sea, with vehicle access.

Industrial hangar with large open space, restrooms, electric, water, linked to the main drainag, electric garage doors, and an outdoor area. Ideal for construction companies, storage units, or motorhome/campervans winter storage.

Ideal for construction companies, professional storage, or rental storage units.

Warehouse with 600 sqm outdoor space in the Manche department.

Motorhome and leisure vehicle winter storage, 3 km from the coast.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

For sale : Leggett Immobilier International offers this industrial unit/warehouse of 525sqm. Located in Denneville (Manche – Normandy), just 3 km from the coastline, this 525 sqm industrial warehouse / hangar offers a large open-plan volume with numerous potential uses. The property is situated on the first floor of a building and benefits from vehicle access, via a ramp making loading, unloading, and storage operations easy.

The spacious interior allows flexible layout options for a construction company, an artisan or industrial activity, or a professional storage project. The warehouse is connected to mains drainage, water, and electricity, enabling immediate use.

The building also includes restrooms and a staff break room, suitable for employees or workers. A private entrance ensures complete independence, complemented by an electric garage door providing secure and convenient access.

Outside, an approximately 600 sqm outdoor area offers additional potential for parking, manoeuvring, or external storage. The property is also perfectly suited for the creation of rental storage units, or for winter storage of motorhomes, camper vans, caravans, boats, and leisure vehicles, in a highly sought-after area close to the sea.

Rare opportunity in the area, available end of december.

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