

## Charming Loft-Style Duplex in the Heart of Portbail-sur-Mer, Manche, Normandie, France.



## INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	2
Bath:	1
Floor:	84 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

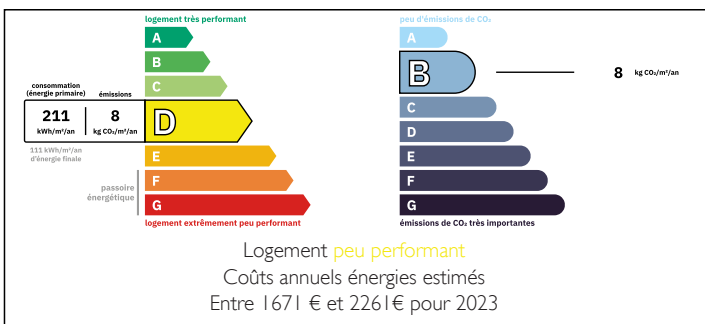
Leggett Immobilier International presents this charming 84 m<sup>2</sup> duplex apartment (105 m<sup>2</sup> floor area), ideally located in the very centre of Portbail-sur-Mer (Manche, Normandy, France), within immediate walking distance of shops, the market, the harbour and the beach.

Situated on the first floor of a small co-ownership building (only one other owner), this bright loft-style apartment is full of character, featuring a spacious 51 m<sup>2</sup> living area, a cathedral ceiling, exposed beams and a fitted kitchen with a central island.

The property offers two well-separated bedrooms, each with its own staircase, one of which enjoys partial views over the estuary and the Notre-Dame church. There is also a shower room, separate WC and built-in storage.

Highly sought-after location: just a 1-minute walk from the harbour, the iconic 13-arch bridge and local shops, and only a few minutes from the marina...

## 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

For Sale – 84 m<sup>2</sup> Loft-Style Duplex Apartment in Portbail-sur-Mer (Manche, Normandy, France)

Stéphanie Nash – Leggett Immobilier International – presents this 84 m<sup>2</sup> duplex apartment, ideally located in the very centre of Portbail-sur-Mer, a sought-after seaside resort in the Manche department of Normandy. Set on the first floor of a small co-owned building (with only one other owner), this bright property stands out for its loft-style design and generous volumes.

The apartment is split over two levels. On the upper floor, it offers two independent bedrooms (one open, one closed), each accessible via its own staircase, ensuring excellent separation of the sleeping areas. The main bedroom enjoys partial views over the Portbail harbour and the Notre-Dame church.

On the first level, the 51 m<sup>2</sup> living area is filled with natural light thanks to its cathedral ceiling and provides a warm, welcoming space combining dining area, lounge, home office corner and a fully fitted kitchen with a large central island—ideal for entertaining and relaxing.

The property also includes a shower room, separate WC, a utility/laundry area and integrated storage throughout.

The location is a real highlight: situated on a quiet side street just steps from shops, restaurants and the market square, the apartment is a 1-minute walk from the harbour and the famous 13-arch bridge, and only a few minutes from the beach and marina. Ideal as a first-time purchase, a second home or a seaside pied-à-terre.

Additional information:

No co-ownership charges

Double glazing

Shared entrance hall

No outdoor space

No private parking (free and unlimited...)

## LOCAL TAXES

Taxe foncière: **606 EUR**

Taxe habitation: **EUR**

## NOTES