

4 Bedroom house by the beach , Portbail sur mer, 121m2, 3 bathrooms, 2 WC, 2 garages, enclosed garden.



INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	4
Bath:	3
Floor:	121 m2
Plot Size:	620 m2



IN BRIEF

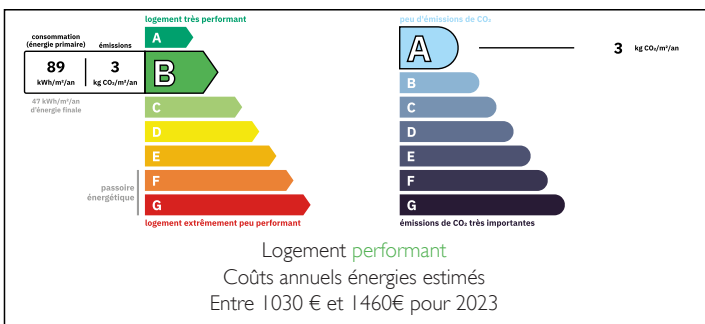
Stéphanie Nash – Leggett Immobilier International is delighted to present for sale this superb 121 m² contemporary villa, offered turnkey with high-end features and fully equipped with home automation, ideally located just a short walk from the beach in Portbail-sur-Mer, one of the most sought-after villages on the Côte des Isles, in the Manche department (Normandy, France).

Built in 2001, this exceptionally bright villa offers an ideal setting, whether as a main residence, a second home, or a high-quality rental investment.

Set on a fully enclosed 620 m² plot with no overlooking neighbours, the property is located within a small, private and peaceful residential development, ensuring privacy and tranquility.

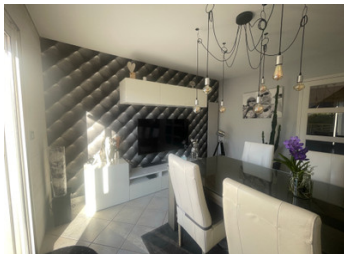
The beautifully landscaped and well-exposed garden features a heated and filtered semi-inground swimming pool, perfect for enjoying sunny days and relaxing moments with family or friends.

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

High-Quality Features – Coastal Lifestyle

This stunning villa offers premium amenities and an exceptional seaside lifestyle, ideally located close to the beach in a highly sought-after and peaceful area.

Ground Floor:

A spacious and bright 65 sqm living area, featuring:

A welcoming dining area

A large living room opening onto the garden

A high-end, modern, fully equipped kitchen with:

Plumbed refrigerator with ice maker

Combination steam/convection oven

Wine cellar

Induction hob and extractor hood

USB sockets

One bedroom with en-suite shower room, allowing for single-level living

Separate guest WC

Entrance hall with built-in storage

Two garages, providing excellent parking and storage options:

Garage 1: laundry area and electric vehicle charging station

Garage 2: beach-return shower, mezzanine storage, and direct access to the garden and heated swimming pool

First Floor:

Three bedrooms, including:

One bedroom with private shower room

One bedroom arranged as a walk-through room (enfilade)

One family bathroom

Separate WC

Exterior:

Landscaped, south-west facing garden, easy to maintain and perfectly oriented for sunlight

Key Features:

Single-level living possible

Turnkey villa – ready to move in

High-end finishes throughout

Smart home system (home automation)

Heated swimming pool

Walking distance to the beach

Shops located 1.5 km away

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES