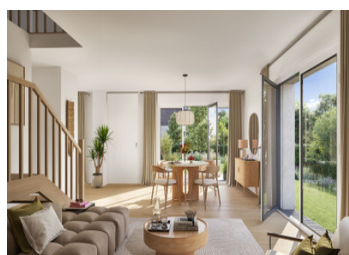


OFF PLAN | bedroom appartement in the heart of Barneville-Carteret, Normandy, France- 42 m2- near the beach



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Barneville-Carteret
Department:	Manche
Bed:	1
Bath:	1
Floor:	42 m2
Outside Space:	7 m2

IN BRIEF

Ideally located opposite the Channel Islands, Barneville-Carteret in Normandy, France—steeped in history—offers a peaceful and preserved living environment, where the beauty of the cliffs, the Port des Isles, and the fine sandy beaches continues to enchant both visitors and residents.

Stéphanie Nash and Leggett Immobilier are presenting for sale 4 newly-built appartements off-plan with 1 bedroom. A dynamic, family-friendly town that is pleasant to live in all year round, Barneville-Carteret provides all everyday essentials: local shops, weekly markets, nursery and primary schools, as well as numerous cultural and sports facilities.

Residents also benefit from the proximity of Cherbourg, just a 40-minute drive away. This city is renowned for its shipyards, its famous Cité de la Mer, and ferry port to the UK. Caen is accessible in 1 hour 30 minutes via the N13.

Delivery 4th trimester 2027.

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

Delivery 4th trimester 2027. One bedroom flats (approx. 42 m²) are located in Bameville-Carteret, Normandy, France, within a new residential development, just a few minutes from the town center and only a 7-minute bike ride to the beach.

The apartments are designed with a focus on everyday sustainable comfort and include 1 bedroom, a living area open onto the kitchen, a shower -room, a bathroom, a private outdoor space, two parking spaces. and a separate storage space.

They first reveal a beautiful main living area filled with natural light, which can accommodate both a lounge and dining space, along with an open-plan kitchen.

The developer has prioritized optimal thermal and acoustic insulation and adopted bioclimatic design principles to ensure controlled energy consumption and reduced utility bills.

Les revêtements des sols :

Pièces sèches (entrées, séjours, chambres, cuisines ouvertes, dégagements) : sol stratifié

Pièces humides (cuisines, salles de bains, salles d'eau, WC et

celliers) : carrelage

/ Les revêtements des murs :

Pièces sèches : peinture blanche, finition velours

Salles de bains et salles d'eau : faïence murale toute hauteur

au droit de la baignoire et du receveur de douche

/ Salle de bains aménagée : meuble vasque avec tiroirs,

applique et miroir, robinetterie chromée

Features include:

PVC window frames and electric roller shutters in living areas

Heated towel rails in bathrooms

Fitted kitchen

LOCAL TAXES

Taxe habitation: EUR

NOTES