



## SPLENDID CONTEMPORARY HOUSE, OVERLOOKING THE SEA IN A PICTURESQUE VILLAGE

SPLENDID  
CONTEMPORARY HOUSE,  
OVERLOOKING THE SEA  
IN A PICTURESQUE  
VILLAGE...



| PROPERTY FACT FILE   |  |
|--|--|
| REFERENCE  | A31904CO50   |
| PRICE  | € 1,352,000<br>£ 1,132,341*<br>*agency fees to be paid by the seller |
| BEDROOM  | 3  |
| BATHROOM   | 2  |
| ACCOMMODATION  | 160 m <sup>2</sup>   |
| LAND   | 1500 m <sup>2</sup>  |
| TOWN   | Regnéville-sur-Mer   |
| DEPARTMENT   | Manche   |
| LOCATION   |  |
| TYPE   | Villa  |
| CONDITION  |  |
| FEATURES   | Mains Drains, Garage, Private parking                                |
| *Price based on current exchange rate which is subject to change |  |



- Stunning view
- Excellent insulation - Geothermal
- Perfect condition
- Single-storey
- Possibility to buy the custom made furniture

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Observe the thousand shades of the haven and Chausey island from your large bay windows.  
This elegant and comfortable house of more than 200sqm offers spacious accommodation. There are three bedrooms, two of which are on the ground floor, and two bathrooms with WC. Custom made

## DESCRIPTIF

On the ground floor you will find:

- a bright and spacious living room with lounge, dining room
- a cosy area with an enclosed fireplace
- a fully equipped open-plan kitchen
- an open-space study
- two bedrooms
- a bathroom with toilets

On the first floor:

- a large family bedroom
- a room that could be used as a dressing room or extra bedroom
- a shower room and toilets

The garden level provides a library, a wine cellar, two spacious garages, a boiler and laundry room.

1500m<sup>2</sup> of landscaped garden.

Automatic gate

Roller shutters that can be positioned in the louvered position (italian style)

Veranda: 50m<sup>2</sup>

Kitchen: 23m<sup>2</sup>

Study: 16m<sup>2</sup>

Bedroom 1: 12.5m<sup>2</sup>

Bedroom 2: 12m<sup>2</sup>

Bathroom: 6.45m<sup>2</sup>

Bedroom 3: 40m<sup>2</sup> floor area (1st floor)

Garage 1: 47m<sup>2</sup>

Garage 2: 38m<sup>2</sup>

Library 14m<sup>2</sup>

Utility/boiler room: 16m<sup>2</sup>

Wine cellar: 4.32m<sup>2</sup>

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31904CO50>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

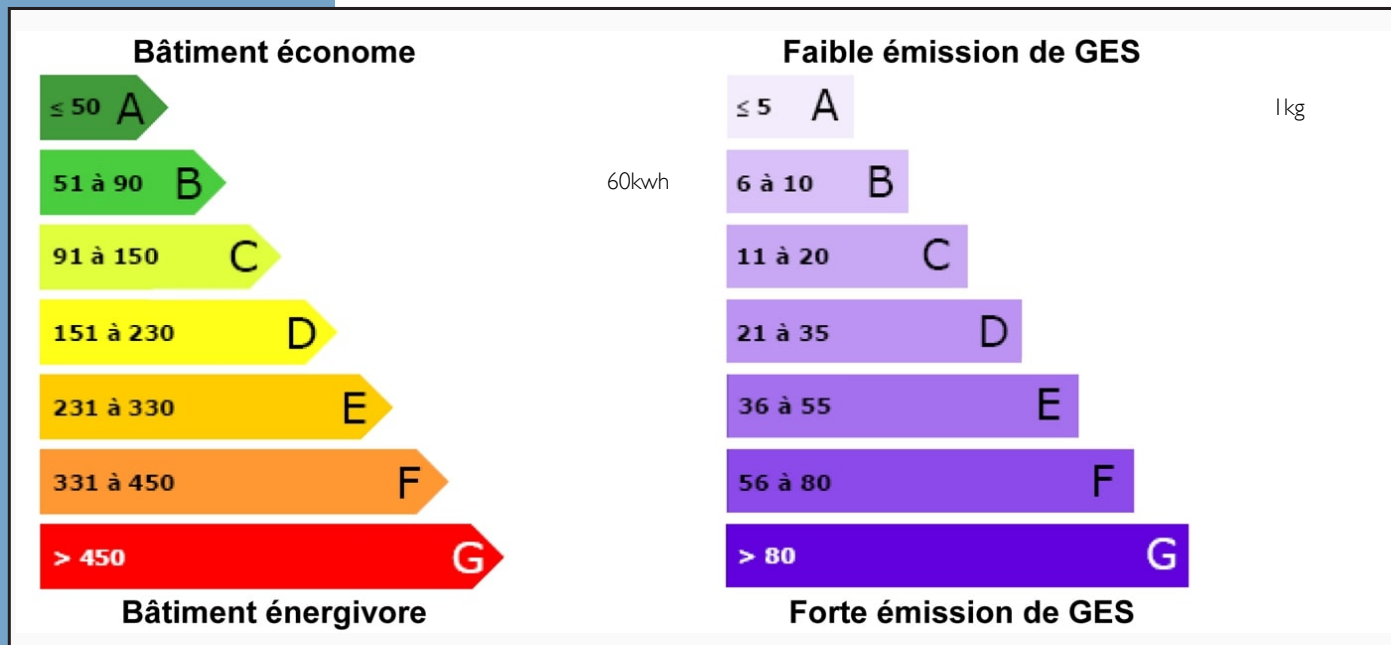
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE



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## CONTACT

Réf : A31904CO50  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)