



SPLENDID CONTEMPORARY HOUSE,
OVERLOOKING THE SEA IN A PICTURESQUE
VILLAGE

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IN A PICTURESQUE
VILLAGE...



PROPERTY FACT FILE	
REFERENCE	A31904CO50
PRICE	€ 1,352,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	160 m ²
LAND	1500 m ²
TOWN	Regnéville-sur-Mer
DEPARTMENT	
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.

1500m² of landscaped garden.

Automatic gate

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

Veranda: 50m²

Kitchen: 23m²

Study: 16m²

Bedroom 1: 12.5m²

Bedroom 2: 12m²

Bathroom: 6.45m²

Bedroom 3: 40m² floor area (1st floor)

Garage 1: 47m²

Garage 2: 38m²

Library 14m²

Utility/boiler room: 16m²

Wine cellar: 4.32m²

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

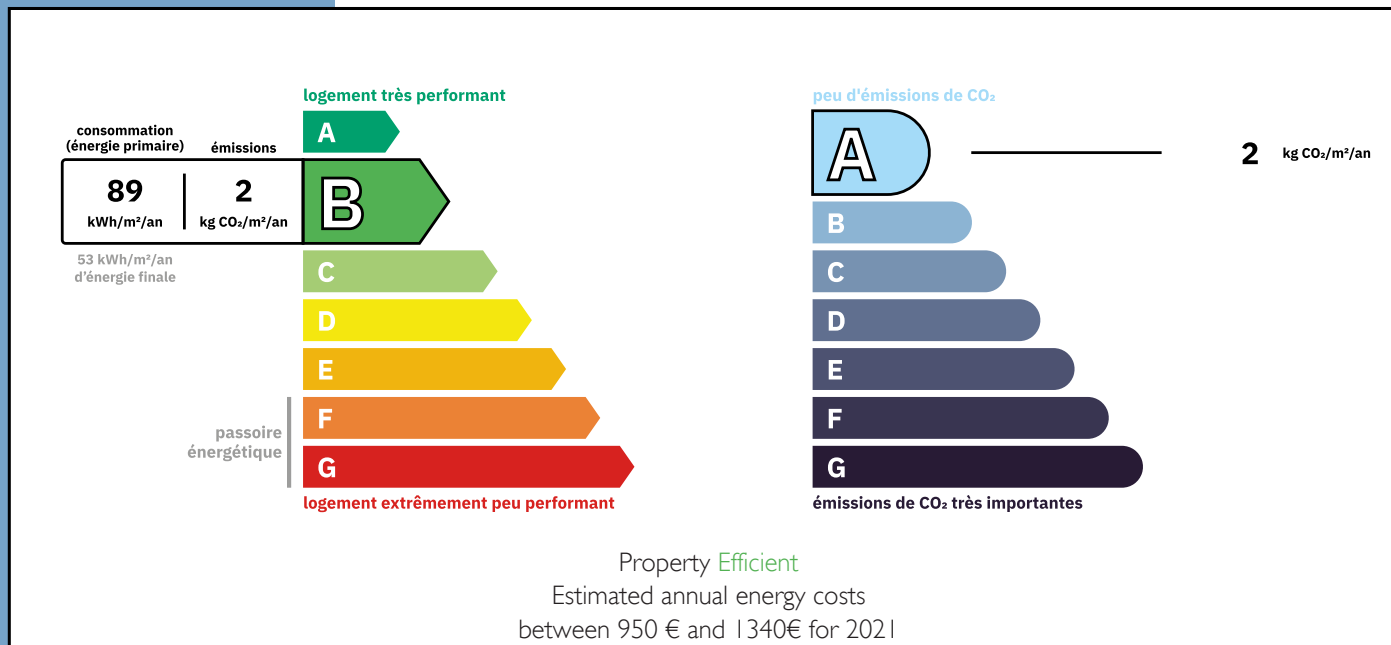
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ENERGIE-DPE



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CONTACT

Réf : A31904CO50
FILE COMPLETE
AND PHOTOS
ON REQUEST

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