



EXCEPTIONAL DETACHED 4 BEDROOMED  
HOUSE 2 MILES FROM SANDY BEACHES WITH  
HEATED SWIMMING POOL



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4 BEDROOMED HOUSE 2  
MILES FROM SANDY  
BEACHES WITH HEATED  
SWIMMING POOL...



## PROPERTY FACT FILE

REFERENCE	A36171WD50
PRICE	€ 634,940 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	277 m <sup>2</sup>
LAND	1000 m <sup>2</sup>
TOWN	Gouville-sur-Mer
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	





- 2 miles from sandy beaches
- 47 miles from Cherbourg ferry port
- High quality renovation
- Heated swimming pool
- Rental income potential

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Meticulously renovated from traditional Norman stone buildings, this generously proportioned (277m<sup>2</sup>) house boasts 4 bedrooms, 3 bathrooms, a large living room and a dining room with minstrels gallery, a large light and open kitchen & dining area with doors leading to a courtyard on one side and a heated pool with terrace on the

## DESCRIPTIF

### Ground Floor

- Large fitted kitchen (39m<sup>2</sup>)
- Conservatory dining area (16m<sup>2</sup>)
- Boiler and Laundry room (7m<sup>2</sup>)
- WC (2m<sup>2</sup>)
- Games room (18m<sup>2</sup>)
- Formal dining room (20m<sup>2</sup>)
- Large living area (56m<sup>2</sup>)
- Bedroom (16m<sup>2</sup>)
- Ensuite shower room (6m<sup>2</sup>)
- Staircase leading to

### First floor

- Landing with minstrels gallery (8m<sup>2</sup>)
- Master bedroom and dressing room (12m<sup>2</sup>)
- Ensuite bathroom (6m<sup>2</sup>)
- Shower room and WC (6m<sup>2</sup>)
- Staircase leading to

### Second floor

- Triple bedroom (11m<sup>2</sup>)
- Double bedroom (11m<sup>2</sup>)

### Outside

- Terrace & heated pool (10m x 4.5m x 1.4m)
- Enclosed courtyard
- Garden and off- road parking

Double Glazing, oil-fueled heating and fibre internet connection.

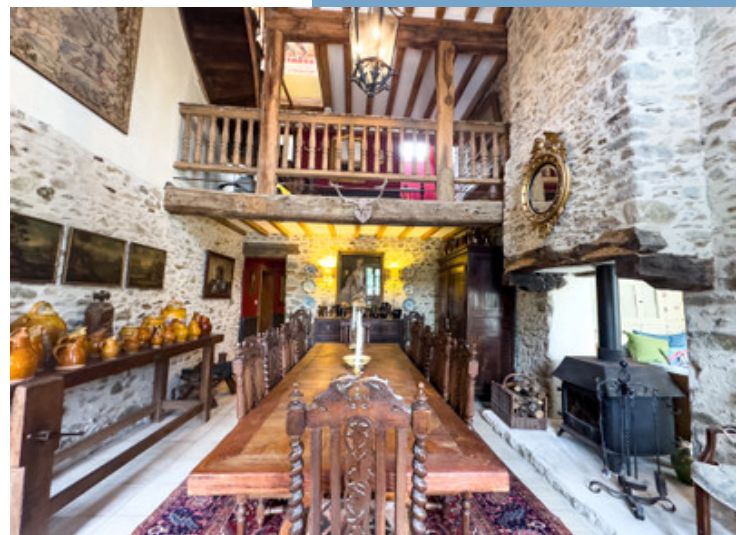
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36171WD50>

COMPLETE FILE AND PHOTO ON REQUEST



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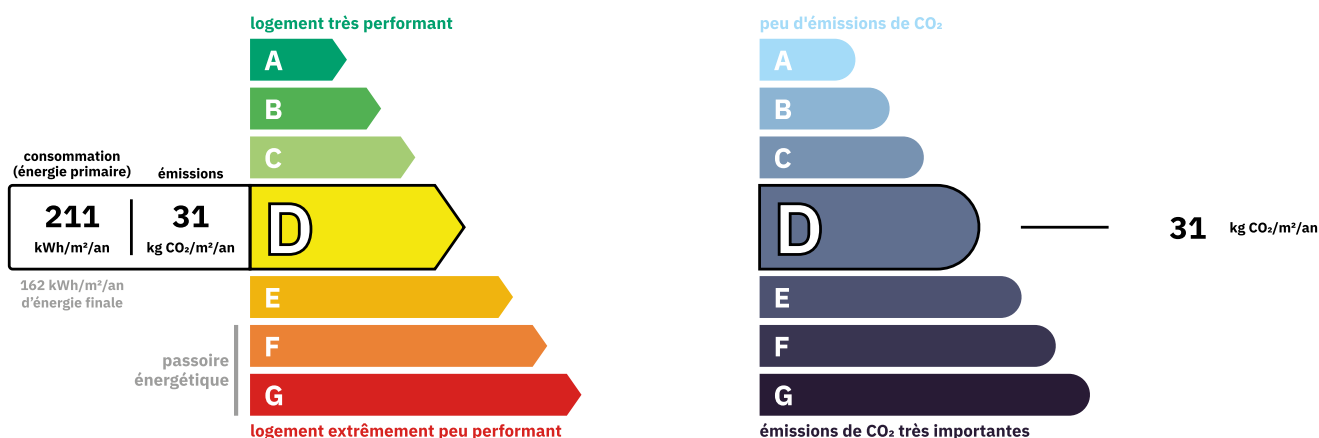
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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 5200 € and 7130€ for 2023

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## CONTACT

Réf : A36171WD50  
FILE COMPLETE  
AND PHOTOS  
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