

## Charming Property with Cottages and Tower in Normandy

house / purchase

### General information

#### General

Property nr:	M60
Address:	FR-50129 Cherbourg-en-Cotentin Manche France
Region:	Normandie

#### prices

purchase price:	873,000.00 EUR
price is negotiable:	slightly
agent fee / commission:	Seller's fees apply.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	800 m <sup>2</sup>
number of rooms:	20
plot area:	4,000 m <sup>2</sup>

#### features

building style:	solid building
bathroom:	with bathtub, with shower
furnished:	yes
fireplace (type):	open fireplace

#### condition

year of construction:	1800
age:	old building

#### surroundings

distance to beach:	8 m
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#### administration

type of use:	commercial, garden, habitation, investment, leisure
rented:	yes



<b>commercial use is possible:</b>	partially
<b>suitable as holiday property:</b>	yes

#### **energy certificate**

<b>energy certificate available:</b>	yes
<b>energy efficiency category:</b>	C
<b>type of certificate:</b>	by demand

#### **detailed description**

Charming Property with Cottages and Tower in Normandy

We are pleased to introduce you to an extraordinary property that embodies elegance, charm, and lucrative potential. Situated in close proximity to the beach and all essential amenities, a mere 8 kilometers from the sea, this remarkable estate is a true gem. Comprising three independent cottages, a majestic tower, a comfortable studio, a spacious main residence, a garage, a boiler room, and expansive grounds, all totaling a vast 4000 square meters of pure real estate delight. This property boasts a stunning stone façade with exposed beams and a grand granite staircase.

#### **Key Features:**

##### **Cottage Number 1 (145 sqm):**

4 bedrooms, including one designed for individuals with reduced mobility.

3 bathrooms, one of which features a luxurious bathtub.

A fully equipped kitchen.

Sun-soaked terrace.

Convenient washing machine.

4 toilets.

A private entrance for ultimate privacy.

##### **Cottage Number 2 (145 sqm):**

3 bedrooms.

2 bathrooms, one with an inviting bathtub.

Well-appointed kitchen.

Your own private terrace.

Modern washing machine.

3 toilets.

A private entrance to ensure your autonomy.

Cottage Number 3 (145 sqm):

4 bedrooms.

2 bathrooms, one with a sumptuous bathtub.

A well-equipped kitchen.

Your very own private terrace.

Modern washing machine.

2 toilets.

A private entrance, providing a sense of exclusivity.

The Tower:

3 opulent bedrooms, each graced with its private bathroom.

A fully furnished kitchen.

An additional toilet.

A separate, elegant entrance.

The Studio:

A cozy and comfortable bed.

A functional kitchenette.

A well-appointed bathroom.

A convenient toilet.

Main House:

A total of 4 inviting bedrooms.

2 tastefully designed bathrooms.

2 toilets.

A generously sized, fully equipped kitchen.

An inviting sun-drenched terrace.



An expansive 40 square meter room, featuring an impressive granite fireplace.

An additional convenient toilet.

Each cottage boasts independent utility meters, ensuring streamlined management of utilities. The property also features two septic tanks, one of which is a micro-station.

With a sprawling 4000 square meters of land at your disposal, you'll relish the abundance of outdoor space and the serene ambiance of the region. Each cottage comes complete with its private entrance and is offered fully furnished with high-quality furnishings, ready to welcome your esteemed guests.

Furthermore, this exceptional estate includes an 80.9 square meter ground-level garage, along with an additional 950 square meters of available land for purchase at the attractive price of €63,000, offering promising expansion opportunities or space for other projects.

Presently, the cottages are lucratively rented at €580 per room per month (electricity excluded) or €180 per week (electricity included), ensuring a substantial rental income. The annual property tax stands at €3,800.

Don't miss out on this exceptional opportunity to acquire a property of unparalleled allure, coupled with substantial profit potential. Contact us today to schedule a viewing and unveil this hidden treasure set amidst an idyllic backdrop.

Price: €873,000

Seller's fees apply.

Energy Performance Rating: E | Greenhouse Gas Emissions: C (multiple energy ratings; please inquire)

Contact Agent:

Mr. Sylvain Serge Talvan

Phone: +33 6 58 49 85 16

Email: [sylvain@talvans.com](mailto:sylvain@talvans.com)

Status: Holder of Transaction Card No.: CPI 7501 2018 000 030 535

**NO HOLDING OF FUNDS – ABSENCE OF FINANCIAL GUARANTEE**





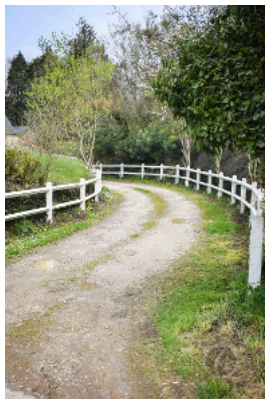
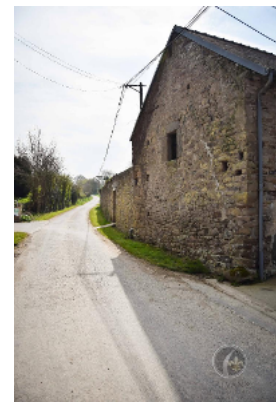
Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

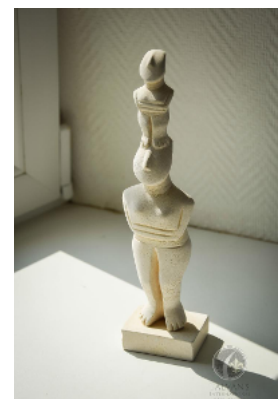
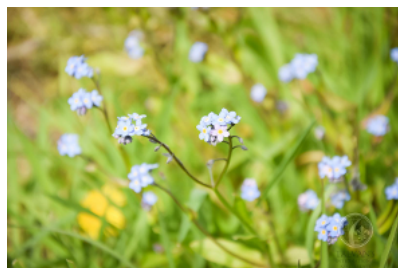
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#### Rates & Info:

Talvan's International - Paris Real Estate Agency (search on Google) or  
TALVANS.COM

## Gallery





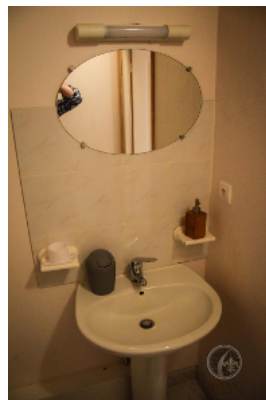
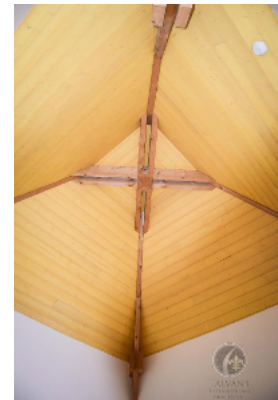
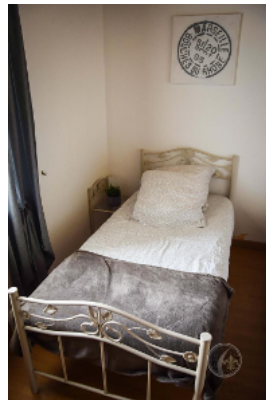




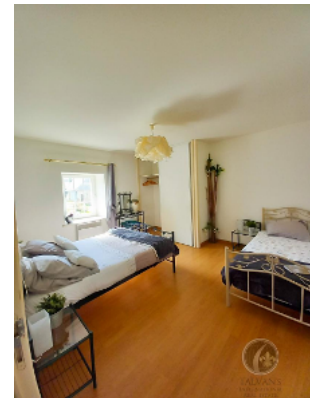


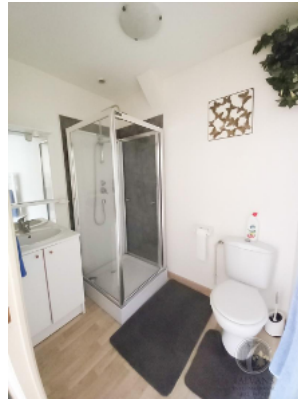
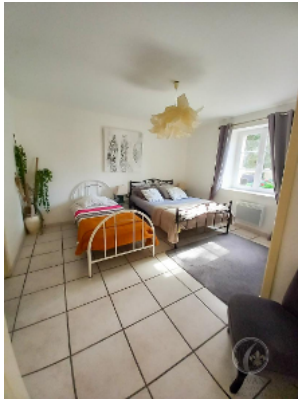
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Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France



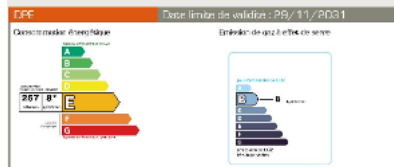






Nature du bien : Colonne installée (T4)  
Localisation du bien : Champs-Élysées

Date limite de validité : 29/11/2031



Nature du bien : Colonne installée (T4)  
Localisation du bien : Canal Saint-Martin

Date limite de validité : 29/11/2031



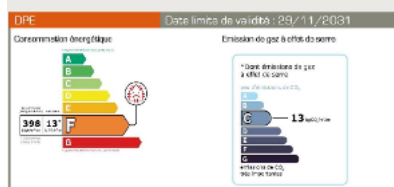
Nature du bien : Maison individuelle (T5)  
Localisation du bien : Boulogne-Boulogne

Date limite de validité : 29/11/2031



Nature du bien : Maison individuelle (T4)  
Localisation du bien : Boulogne-Boulogne

Date limite de validité : 29/11/2031





Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
<b>Website:</b>	talvans.com

### Your contact person

<b>Name:</b>	Mr Sylvain Serge Talvan
<b>Phone:</b>	+33658498516
<b>Mobile:</b>	+33658498516
<b>E-mail:</b>	contact@talvans.com