LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



LA JAVANAISE – A RESIDENCE FULL OF CHARACTER DESIGNED BY RENÉ LEVAVASSEUR, IN CHERBOURG-EN-COTENTIN, COASTAL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

LA JAVANAISE – A RESIDENCE FULL OF CHARACTER DESIGNED BY RENÉ LEVAVASSEUR, IN CHERBOURG-EN-COTENT..

.

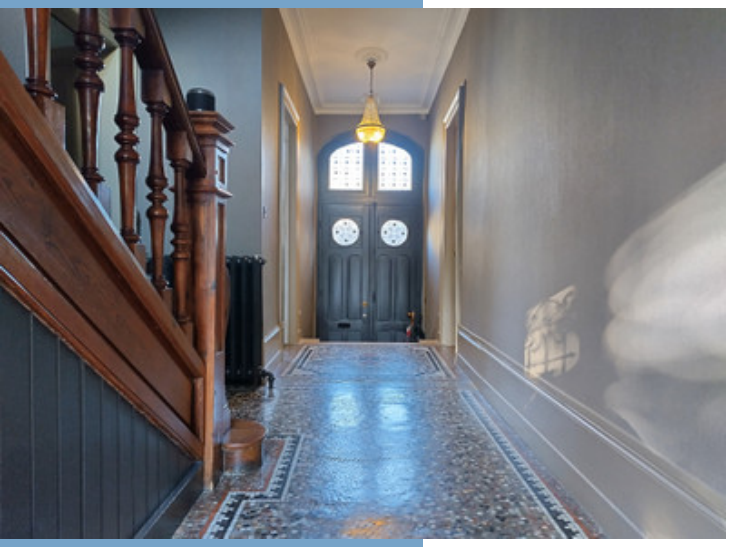




PROPERTY FACT FILE

REFERENCE	A47646MCS50
PRICE	€ 887,250 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (845 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	260 m²
LAND	342 m²
TOWN	Cherbourg-en-Cotentin
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home, Maison de Maitre
CONDITION	Good condition
FEATURES	Mains drainage, Electricity on site, Close to golf course

*Price based on current exchange rate which is subject to change





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

- Residence designed by architect René Levavasseur
- Preserved historic features and architectural char
- 260 m² of living space and 7 bedrooms
- Garden enclosed by stone walls, featuring a greenh
- Sought-after location in the Vœu district

LA JAVANAISE – A RESIDENCE FULL OF CHARACTER DESIGNED BY RENÉ LEVAVASSEUR, IN CHERBOURG-EN-COTENT

...

Ref : A47646MCS50

With 260 m² of living space, seven bedrooms and a walled garden, this is truly a distinctive heritage property in the heart of the historic Le Vœu district.

Some houses stand out for their architecture. Others for their history.



DESCRIPTION

From the moment you step through its monumental front door, the charm is immediate. A marble mosaic floor in harmonious shades leads towards the garden. Inside, original parquet flooring, a pitch-pine staircase, carved woodwork, decorative mouldings, coloured stained-glass windows, terrazzo flooring and beautifully crafted cast-iron radiators all bear witness to the care invested in the design of the house and the skill of the craftsmen who created it.

A Family Residence Offering a Wealth of Possibilities.
With approximately 260 m² of living space arranged over four levels, La Javanaise offers seven bedrooms and generous reception areas. Its layout lends itself to a variety of lifestyles and projects: a substantial family home, a character residence or an inviting place to welcome guests, depending on the wishes and needs of its future owners.



Raised Ground Floor – Welcoming Reception Areas.
The entrance hall immediately sets the tone. This floor comprises a study, a fitted kitchen and a living and dining room featuring a bow window, which adds distinctive architectural character and enhances the charm of the reception rooms. A separate toilet with washbasin and a storage cupboard complete this level.

First Floor – Three Bedrooms and Private Spaces.
A spacious landing leads to three bedrooms. One has a dressing room, while another benefits from an en-suite shower room with WC. This layout offers practical and comfortable accommodation for family life and for welcoming...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47646MCS50

COMPLETE FILE AND PHOTO ON REQUEST

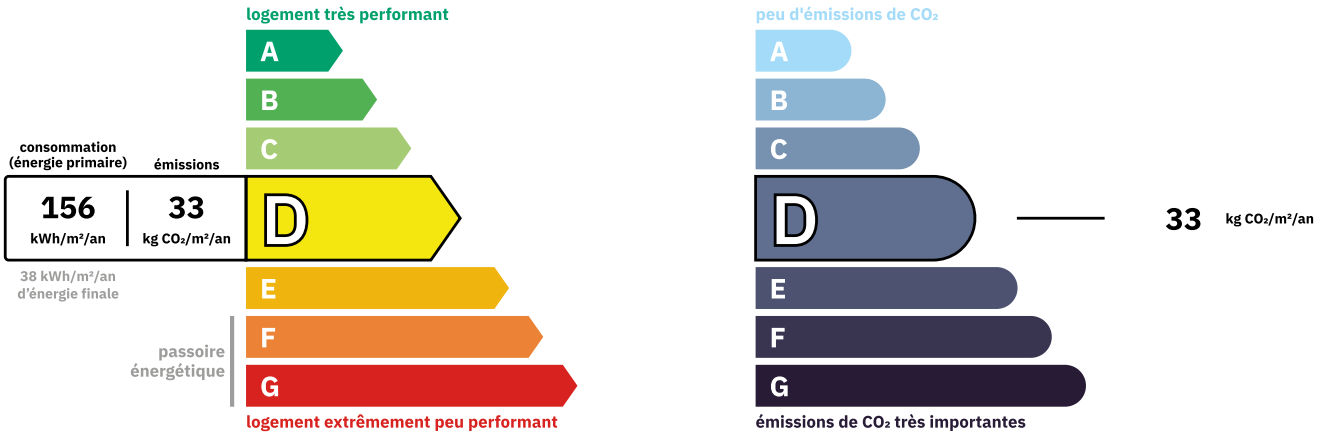
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LA JAVANAISE – A RESIDENCE FULL OF CHARACTER DESIGNED BY RENÉ LEVAVASSEUR, IN CHERBOURG-EN-COTENT...

Ref : A47646MCS50

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2540 € and 3480€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A47646MCS50
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr