



## Detached Country House 4.6km From the Sea



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 335,852.01

### Standort

Land:	Frankreich
Postleitzahl:	50530
Veröffentlicht:	14.04.2025

### Beschreibung:

**REDUCED in price** - Located just 4.6km From the Sea, we find this pretty 4-room house in a quiet area of 100 m2 for sale near Saint Pierre Langers (50530). It is a stone house built in 1996 on 2 levels.

- Ground floor: is detailed in an entrance hall, a beautiful living room of 33 m2 with fireplace and open kitchen, a bedroom of 14 m2, a bathroom and toilets.

- First floor: is composed of a large landing serving two bedrooms of 10 m2 and 11 m2 and an office.

You will fall in love with this pretty house with character.

Double-glazed PVC windows contribute to better thermal insulation.

A garden completes it as well as coated parking for vehicles. The land of the property extends over approximately 618 m2.

In a quiet area, the house is close to all amenities: this property is located 4.3 minutes from the shops of Jullouville and 10 minutes from schools.



A primary school is located in the town.

In terms of public transport, there are the Granville and Folligny train stations less than 10 minutes away by car.

The A84 motorway and the N175 national road are accessible within 16 km.

There is a fishmonger just a few minutes away.

Do not hesitate to contact us today.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Allgemein**

Schlafzimmer:	3
Badezimmer:	1
Grundstücksgröße:	1300 m <sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX6.805.730
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