



## Traditional House with Garden by the Coast



### 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 700,776.69

#### Standort

Land:	Frankreich
Postleitzahl:	50590
Veröffentlicht:	06.05.2025
Beschreibung:	

Discover this characterful house located in Regneville-sur-Mer, just 500 meters from the coast, in a peaceful and sought-after residential environment. Completely renovated and extended in 2010 and 2020, it combines modern comfort, generous volumes, and functionality, ideal for year-round family living.

The ground floor is organised around an entrance hall with a closet, giving access to a dual-aspect living space of nearly 80 m2 including a fitted and equipped kitchen, a dining room, and a vast south-facing living room.

Natural light is omnipresent. A large master bedroom of over 21 m2 with a dressing room and private bathroom ensures single-story living. A spacious laundry room and separate toilet complete this level.

Upstairs, a landing leads to a second large bedroom with bathroom (shower, bathtub, and office space), as well as a separate toilet.

The top level offers two additional bedrooms, a shower room with toilet, and a storage space.

The garden, enclosed and not overlooked, extends over a plot of 612 m2.



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It includes a garden shed, a garage, and several parking spaces.

The technical features are there: reinforced insulation through the walls and roof, double-glazed PVC frames, a wood-burning stove, an electric boiler, a slate roof in good condition, and collective sanitation. The house benefits from a good energy rating (DPE: C, GES: A), with a controlled consumption estimate (between 1175 euros and 1299 euros per year).

Located in close proximity to the beaches, 12 minutes from Coutances, and less than 5 minutes from schools and shops, this house offers a practical and pleasant living environment, perfectly suited to a primary residence.

To learn more or for an initial viewing, we invite you 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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	4
Badezimmer:	2
Grundstücksgröße:	612 m <sup>2</sup>

## **Versorgungsdetails**

Heizung:	Ja
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX6.896.443
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