



## Coastal Detached House with Swimming Pool



### 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 767,517.32

#### Standort

Land:	Frankreich
Postleitzahl:	50400
Veröffentlicht:	06.05.2025

#### Beschreibung:

Located near the train station (500 m), the sea (850 m), shops, out of sight, in the town of Granville, we offer you this house comprising:

- Basement: WC, a cellar, a room with cupboards, a pool technical room.
- Ground floor: entrance, living room, fitted and equipped kitchen, a utility room, a garage (22.60 m2).
- Upstairs: a bedroom with dressing room, a shower room with WC, two other bedrooms with cupboards, a bathroom (bath and shower) with WC.
- Second floor: A bedroom with sea view, WC with washbasin.

South-facing terrace.

Well.

Enclosed garden of approximately 550 m2 enclosed by walls and trees with heated swimming pool.



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This house has an energy class D (216 kWh/m<sup>2</sup> per year). In terms of greenhouse gas emissions, the climate class is also rated D (around 46 kg CO<sub>2</sub>/m<sup>2</sup>/year). The estimated annual energy costs for standard use are between 2,060 euros and 2,850 euros (average energy prices indexed as of January 1, 2021).

Do not hesitate to contact us for an initial visit.

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.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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

## Allgemein



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Schlafzimmer:	4
Badezimmer:	2
Grundstücksgröße:	550 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:	
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## Kontaktinformation

IMLIX ID:	IX6.896.444
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