



Town House in Coastal Resort Location



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:	https://clefrance.co.uk

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 127,961.41

Standort

Land:	Frankreich
Postleitzahl:	50170
Veröffentlicht:	31.03.2026

Beschreibung:

In the heart of Pontorson, Pozzo Immobilier presents this 2-bedroom house with a garden and outbuildings, currently rented.

The house comprises:

- Ground floor: a living room with a kitchenette, a shower room, and a separate WC;
- Upstairs: a landing leading to two bedrooms.
- Outside: you'll enjoy a real bonus: a terrace and a small private garden of approximately 160 m², perfect for enjoying sunny days, al fresco dining, or creating a relaxing space.

Its prime location allows you to fully enjoy town center life (shops, schools, and services) while being just minutes from Mont-Saint-Michel and its bay, a highly sought-after area renowned for its heritage and tourist appeal.

Current lease in place - ideal for a rental investment. Monthly rent: €430.



Energy rating: E - 308 kWh/m²/year.

Climate class: B - 9 kg CO₂/m²/year.

Annual energy costs for standard use are estimated at between €1,220 and €1,710 (average energy prices indexed to 2021, 2022, and 2023).

Condominium of 5 units - 4 of which are residential.

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.

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Allgemein

Schlafzimmer: 2

Badezimmer: 1



Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX8.294.710

