



## Detached Country House with Landscaped Garden



### 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 287,504.58

#### Standort

Land:	Frankreich
Postleitzahl:	50450
Veröffentlicht:	20.04.2026

#### Beschreibung:

We present this 8-room family home (193 m2) in Hambye, situated on a 1,138 m2 plot.

- Ground floor: The main living area, spanning 123 m2, features a conservatory, a spacious 53 m2 living room with a fireplace, a 27 m2 kitchen with a dining area, a master suite, and a WC.
- Upstairs: a mezzanine leads to three good-sized bedrooms, a shower room, a WC, and an attic.
- Basement: includes a large 38 m2 garage, a boiler room, a pantry, and a cellar.
- Outside: a second 33 m2 garage, a covered patio with a barbecue, and a garden shed complete the property.

All of this is situated on a 1,138 m2 plot.

The optimised layout prioritise the bright living spaces and generous proportions, offering comfort suited to family life and easy flow between rooms.

The private and well-proportioned plot allows for the creation of a terrace, a children's play area, or a



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vegetable garden, while maintaining privacy within a pleasant local environment.

Agency fees including VAT payable by the buyer.

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**

Schlafzimmer:	4
Badezimmer:	2
Grundstücksgröße:	1139 m <sup>2</sup>

## **Versorgungsdetails**

Heizung:	Ja
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX8.388.777

