



## Elegant Property 200m From the Sea with Views



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 807,163.36

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	14360
Δημοσιεύθηκε:	22/05/2025
Περιγραφή:	

**REDUCED in price - CHARM AND ELEGANCE 200 M FROM THE SEA - TRIPLEX TOWNHOUSE IN A QUIET AND SECURE LOCATION.** We offers for sale a high-quality triplex fisherman's house with an exceptional view of the docks, decorated with taste and refinement. Located in the heart of Trouville-sur-Mer, close to the beaches and shops. Charm and authenticity guaranteed. The property is composed as follows:

- Ground floor: a beautiful living room opening onto a fitted and equipped open kitchen, exceptional view.

- 1st floor: two bedrooms and a shower room with toilet.

- Top level: a master suite with a cathedral ceiling (rare for sale) with a shower room and toilet.

No work is required.

It is equipped with triple-glazed wooden windows.

Located in a quiet neighbourhood, it is close to all amenities: the house is 200 meters from shops and 10



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minutes from schools.

The Jeanne d'Arc Private Elementary School, the Andre Maurois Middle School, and the Andre Maurois General High School are less than a 10-minute walk away. Regarding transportation, there are three train stations (Trouville-Deauville, Blonville-sur-Mer-Benerville, and Villers-sur-Mer) within a 10-minute drive. Deauville-St-Gatien Airport is 6 km away.

For your leisure time, you can count on a marina near the property.

There are also restaurants, shops, bakeries, a supermarket, a post office, and two grocery stores.

Don't miss the Place Foch market every Wednesday morning.

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 Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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)

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Μέγεθος αυλής:	15 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.925.279
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