



## Detached Country House With Open Views and Outbuildings



### Στοιχεία μεσίτη

Όνομα:	David Evans
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Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 363,083.35

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	14350
Δημοσιεύθηκε:	17/06/2025

#### Περιγραφή:

Just outside Vire, come and discover this magnificent 165m<sup>2</sup> living space house without delay. This quality construction benefited from an extension in 2014, the large volumes as well as the luminosity will seduce you.

It is composed:

- Ground floor: of an entrance, a fitted and equipped kitchen which opens onto a dining room and living room with a wood stove. Single-storey living is possible thanks to the bedroom which is equipped with a shower, there is also an office space and a toilet.
- First floor: there are two beautiful bedrooms with cupboards as well as a master bedroom with a dressing room, a bathroom plus a shower room, a laundry room and a toilet.
- Basement: A full basement composed of a boiler room, a workshop, a utility room, a large garage.

There is also an outbuilding converted into a studio consisting of a room, shower room and toilet.

To enjoy the sunny days, an outbuilding consisting of a carport, workshop and a barbecue to enjoy the



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perfectly exposed terrace.

A pleasant garden with a fenced pond, as well as the entire plot of land with an area of 6000m<sup>2</sup> to be delimited by a surveyor.

Possibility of acquiring 2 additional hectares with buildings.

Do not hesitate to contact us for more details.

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:	4
Μπάνια:	2
Μέγεθος αυλής:	6000 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.188.370
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