



## Delightful Wooden Clad Property in Coastal Resort



### 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                                            |
| Τηλέφωνο:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 413,053.52 |

### Τοποθεσία

|                       |            |
|-----------------------|------------|
| Χώρα:                 | France     |
| Ταχυδρομικός κωδικός: | 50400      |
| Δημοσιεύθηκε:         | 04/09/2025 |
| Περιγραφή:            |            |

Ideally located in Granville, just 400 meters from shops, 900 meters from the beach and 3 minutes from the school, we invite you to discover this F4 type wooden frame house (76 m2 living space) comprising:

- Ground floor: an entrance with cupboard, a pleasant 31 m2 living room with open fitted kitchen, a separate toilet and a pantry.

- Upstairs: you will find three bedrooms and a bathroom with toilet.

A south-facing terrace will allow you to fully enjoy sunny days.

The property has an outdoor parking space.

Built in 2015, this functional and bright house is perfect for a family or a second home.

The energy class is rated A for an energy consumption of 58 kWh/m2/year. The climate class is rated A, representing very low greenhouse gas emissions (1 kg CO2/m2/year). The amount of annual energy expenditure for standard use is estimated at between 440 euros and 660 euros (average energy prices indexed for the years 2021, 2022, 2023).



Don't delay in coming to discover this property.

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)

## **Κοινά**

|                 |        |
|-----------------|--------|
| Κρεβατοκάμαρες: | 3      |
| Μπάνια:         | 2      |
| Μέγεθος αυλής:  | 75 τ.μ |



---

## Room details

Indoor Features:

Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.498.044

