



## Detached Country House with Outbuilding



### 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 95,542.28 |

### Τοποθεσία

|                       |            |
|-----------------------|------------|
| Χώρα:                 | France     |
| Ταχυδρομικός κωδικός: | 50410      |
| Δημοσιεύθηκε:         | 04/09/2025 |
| Περιγραφή:            |            |

Located in the countryside close to the village of Montabot we find this Detached Country House to renovate, although in a habitable state, with Outbuilding set in 1.27 Hectares of land with open countryside views, the property faces south..

This former Farmhouse is built in solid local stone and has a slate roof and it comprises:

- Ground floor: a main room with fireplace, kitchen, living room, a spare room plus another room ideal downstairs bedroom & WC plus hot water tank.
- First floor: Landing, office or bedroom, bedroom and two more rooms.
- Outside: Land of 12,722m2 with a large outbuilding for storage or conversion plus panoramic open countryside views.

Property Tax of 585.00 Euro a year.

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: | 4         |
| Μπάνια:         | 1         |
| Μέγεθος αυλής:  | 12722 τ.μ |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.498.169



# IMLIX

**IMLIX αγορά ακινήτων**  
<https://www.imlix.com/el/>

---

