



## Detached Villa with Swimming Pool



### 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 581,436.28

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	50300
Δημοσιεύθηκε:	20/04/2026

#### Περιγραφή:

In the heart of Avranches, within easy reach of shops, schools, and services, this 286 sq m (3,014 sq ft) house offers a rare living environment combining comfort, spaciousness, and a prime location.

From the moment you enter, you'll be captivated by a beautiful, bright 55 sq m (592 sq ft) living room with a fireplace, opening onto a modern, fully equipped kitchen. The house offers true single-level living with a complete master suite (bedroom, dressing room, bathroom).

Upstairs, there are four additional bedrooms, one with an en-suite shower room, as well as flexible spaces (office, playroom, mezzanines), perfectly suited for family life or working from home.

Outside, you'll enjoy an enclosed, landscaped garden of 839 sq m (8,900 sq ft), a sunny terrace, and a covered, heated swimming pool, usable year-round.

A full basement completes the property, providing parking for four cars, a laundry room, a cellar, and a workshop.

Perfectly maintained house, no work needed, offering many possibilities, ideal for a family or a lifestyle project combining comfort and practicality.



The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ile-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:	5
Μπάνια:	2
Μέγεθος αυλής:	839 τ.μ

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

IX8.388.838

