



## Town House with Neat Garden



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 189,000

### Ubicación

País:	Francia
Código postal:	50160
Publicado:	18/03/2024

#### Descripción:

**REDUCED in price** - This property located at the edge of the shops, completely renovated including a first accommodation of 141 m2 with entrance, double living room, fitted kitchen, 3 bedrooms, dressing room, office, toilet, attic, shower room, pantry with storage, outbuildings, garage and garden and a 2nd accommodation of approximately 55 m2 with independent entrance consisting of a large living room, a bedroom, a shower room and WC.

This 2nd accommodation is currently rented for a rent of 400 euros/month.

This house is located less than a minute from shops.

Guilberville Primary School is less than 10 minutes away on foot.

The A84 Rennes/Caen motorway and the N174 Saint Lo national highway are less than 5 km away.

There is a restaurant, a bakery and a shop nearby.

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



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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.

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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)

Condición: Good

## Común

Dormitorios:	6
Baños:	3
Tamaño del lote:	500 m2

## Room details

Indoor Features:	Fitted kitchen
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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.557.619

