



## Detached House with Garden and Sea View



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 340,570.26

### Ubicación

País:	Francia
Código postal:	50760
Publicado:	06/05/2025

### Descripción:

If you are looking for a quiet environment and an unobstructed view, this house should interest you. It offers a living room with fireplace, an open kitchen, 5 bedrooms in total (including 2 on the ground floor), 2 bathrooms and a garage. Good to know: one of the ground floor bedrooms allows the activity of a guest room (independent access provided and private bathroom). The openings bring a beautiful luminosity into the living rooms and open onto the surrounding countryside and the sea.

Built in 2007, it also offers a good level of comfort and energy performance; single-story autonomy, underfloor heating (heat pump), thermodynamic water heater.

Its 2000m<sup>2</sup> of land has been planted and landscaped to take advantage of every nook and cranny, depending on the sunshine and wind; a first sheltered terrace, with a pizza oven, another higher up, all in grass (and flowers!) to enjoy the landscape, a lawned area and well exposed.

An authentic blockhouse (which should please enthusiasts), with walkways and built in an arena, adds relief to the garden and offers original development perspectives.

Estimated amount of annual energy expenses for standard use: between 780 euros and 1,090 euros per year.



Average energy prices indexed for the years 2021, 2022 and 2023.

Agency fees including tax payable by the purchaser.

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 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.

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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.

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## Común

Dormitorios:

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Baños: 2  
Tamaño del lote: 2000 m2

## Utility details

Heating: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.896.445

