



## Beautiful Individual House by the Coast



### 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:	USD 429,206.99

### Ubicación

País:	Francia
Código postal:	50610
Publicado:	17/06/2025

### Descripción:

Beautiful Individual House by the Coast, QUIET 5-ROOM HOUSE - INTERIOR IN VERY GOOD CONDITION renovated on 3 levels with 5 rooms (155 m2 living space), comprising:

- Ground floor: entrance hall with cupboard, fitted and equipped kitchen, living room with fireplace of 24 m2, a shower room with WC, a storeroom.
- First floor: landing, two bedrooms (18 and 22 m2), a shower room with WC.
- Second floor: landing with cupboard, two bedrooms (20 and 25 m2).

The house is equipped with electric radiators.

This house has a garden which extends over 914 m2.

This house is in good general condition with a very good interior.

A garage is provided for parking your vehicles.



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The house is close to all amenities: it is located 1.4 km from shops and three minutes from schools.

The train station is 18 minutes from the house.

This house has an energy class G (461 kWh/m<sup>2</sup>/year). The climate class is rated C, which implies a greenhouse gas emission rate (annual figure: 15Kg CO<sub>2</sub>/m<sup>2</sup>). The estimated annual energy costs for standard use are between €5,160 and €7,140.

We invite you to discover all the unique features of this house for sale by booking an appointment us.

Agency fees including tax payable by the buyer.

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)

## Común

Dormitorios:	4
Baños:	2
Tamaño del lote:	914 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.188.407

