



## Detached Country House with Outbuilding



### 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  |
| Teléfono:         | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Sitio web:        | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 284,602.13 |

### Ubicación

|                |            |
|----------------|------------|
| País:          | Francia    |
| Código postal: | 14500      |
| Publicado:     | 08/07/2025 |
| Descripción:   |            |

If you are looking for a house in the countryside but do not want to be far from shops, cultural activities or schools, this property is ideally located and may suit you.

Nestled in a green setting, with an unobstructed view of the Vaux valley, you will be seduced by this renovated stone house which includes:

- Ground floor: a fitted kitchen, a sunny living room with terrace with view.
- Upstairs: 2 bedrooms, an office.
- 2nd floor: a beautiful cocooning bedroom with bathroom & WC and plenty of storage space and on the garden level: a bathroom & WC.

In the annex you will find 2 cellars and a covered parking space for summer meals.

A mature plot of land with an area of 7953 m2 crossed by a stream.

On the land, a small 2-room house to renovate to accommodate your guests or for a gite activity.



Geothermal energy installed in 10/2023.

DPE C - GES A.

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 Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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)

Condición: Good



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## Común

|                  |         |
|------------------|---------|
| Dormitorios:     | 3       |
| Baños:           | 1       |
| Tamaño del lote: | 7953 m2 |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.239.765 |
|-----------|-------------|

