



## Property For Sale



### 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 1,041,618.22

### Ubicación

País:	Francia
Código postal:	14360
Publicado:	24/07/2025

### Descripción:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

Venez decouvrir ce bien situe en plein centre de Trouville-sur-Mer, cette charmante maison vous offre un cadre de vie ideal. Avec son exposition sud-ouest, vous profiterez d'une luminosite exceptionnelle tout au long de la journee, ainsi que d'une belle vue degagee depuis la terrasse, un jardin et un box. Elle se compose : - Au rez-de-chaussee : ? Un grand espace d'environ 70m2 amenable en appartement donnant sur le jardin. ? Une buanderie. ? Un Box. ? Un acces a la cave sur la surface totale. - Au premier etage : Un bel appartement T3 de 98m2 compose d'une entree degagee, cuisine equipee amenee avec acces sur la terrasse, une belle piece de vie avec cheminee et terrasse exposee SUD OUEST, deux



chambres, une salle de douche et des w.c. separees. - Au deuxieme etage : Des combles ameneageables sur dalle betonnee sur toute leur surface (environ 100m2 au sol). Cette maison vous offres beaucoup de possibilites ! Les plus de ce bien : Situe a deux pas des commerces, plages et gare. Jardin et Box Tres belle exposition BIEN RARE A LA VENTE

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)

## Común

Dormitorios:

2

## Lease terms

Date Available:



# IMLIX

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<https://www.imlix.com/es/>

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## Contact information

IMLIX ID:

IX7.351.239

