



Detached House with Garden



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 760,000

Location

Pays:	France
Indicatif régional:	14000
Soumis:	14/04/2025

Description:

A magnificent house, typical of the 1950s, offering beautiful volumes throughout the house! Come and discover more than 160m2 with a true LIFE ON ONE LEVEL.

On the ground floor, an entrance hall, office, 2 bedrooms, one with a shower room, WC, kitchen, utility room, double living room opening onto the garden. The ground floor also has a room with independent access.

Upstairs, the landing distributes 3 large bedrooms, one of which is 18m2, a bathroom and gives access to the insulated attic.

The house is built on a full basement allowing for significant storage space.

The garden, sheltered from view, forms an area of almost 600m2.

A haven of peace offering a certain tranquility to enjoy the beautiful days.

Currently, the house has a garage split in two, these two spaces can be easily combined.



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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.

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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.

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Commun

Chambres:	5
Salle de bains:	2
Dimesions du lot:	600 m ²



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Contact information

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