



## Town House with Neat 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:	USD 315,460.38

### Location

Pays:	France
Indicatif régional:	50290
Soumis:	05/06/2025

### Description:

Character house with 7 rooms over 162 m2 located in the heart of Brehal (50290), in a quiet and sought-after environment, the Brehal Real Estate agency offers you this charming 7-room house with a living area of 156 m2. Built at the beginning of the 20th century, this semi-detached house on two levels, in good general condition, combines the character of the old with contemporary comfort.

- Ground floor: you will discover a 14 m2 dining room, a pleasant, bright 28 m2 living room, as well as a fitted and equipped kitchen, decorated with a fireplace.
- First floor: offers a large 27 m2 bedroom, a bathroom, and a mezzanine ideal for an office or relaxation area.
- Second floor: two bedrooms of 10 m2 and 22 m2, as well as a large landing, complete the sleeping area.
- Outside: you will enjoy a pretty garden with trees, two welcoming terraces, and a cellar. The property sits on a 265 m2 plot.

Ideally located, the house is close to shops and just two minutes from schools. The Saint-Joseph Private School, the Jean Monnet Primary School, and the La Vanlee Middle School are all within a 10-minute



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walk. Granville train station is less than a 10-minute drive away.

Numerous shops and services (bakeries, supermarket, butchers, restaurants, weekly market) enliven this pleasant neighbourhood.

Energy diagnostics: Energy class: D (213 kWh/m<sup>2</sup>/year) Climate class: D (32 kg CO<sub>2</sub>/m<sup>2</sup>/year)  
Estimated annual energy costs: between 1,807 euros and 2,445 euros (2021 base).

For any additional information or to arrange a visit, contact us today.

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.

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## Commun

Chambres: 3  
Salle de bains: 2  
Dimesions du lot: 265 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.987.473

