



## Charmante Maison A



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

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 193,665.33 |

### Location

|                       |                     |
|-----------------------|---------------------|
| Pays:                 | France              |
| État/Région/Province: | Centre-Val de Loire |
| Indicatif régional:   | 45290               |
| Soumis:               | 10/06/2025          |

### Description:

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 triangle 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.

A moins de 5 minutes de toutes les commodités et de la gare SNCF de Nogent-sur-Vernisson, nous vous proposons de devenir les heureux propriétaires d'une charmante maison de campagne de plain-pied nichée dans un écrin de verdure, au cœur du lotissement résidentiel du Bauge. D'une surface habitable de 104 m<sup>2</sup> ce ravissant pavillon vous offrira un séjour-salon d'environ 30 m<sup>2</sup>, une cuisine indépendante d'environ 9 m<sup>2</sup>, quatre chambres de 10 à 14 m<sup>2</sup>, une salle de bain d'environ 5 m<sup>2</sup> et un wc indépendant. L'ensemble est édifié sur un magnifique terrain clos et arboré d'une surface de 2407 m<sup>2</sup> comprenant un



petit chalet d'agrement et une jolie terrasse ombragee. Il s'agit la d'un bien « coup de c ur », a visiter au plus vite !

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)

## Commun

Dimesions du lot: 2407 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.114.991

