



## Town House with Garden and Good Potential



### 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 101,064.16

### Location

Pays:	France
Indicatif régional:	14500
Soumis:	08/07/2025

### Description:

This 3-room house of 67 m<sup>2</sup> is located in Vire (14500). It is a semi-detached house. It offers a living room, a separate open kitchen, two bedrooms of 11 m<sup>2</sup> and 14 m<sup>2</sup>, a bathroom and two toilets, a storage room. It benefits from convactor heating. For additional storage, it includes an attic and a cellar of 20 m<sup>2</sup>.

It includes amenities such as double-glazed PVC windows, fibre optic broadband and roller shutters.

A plot of 479m<sup>2</sup> to enjoy the sunny days will complete this property with a small outbuilding.

Schools of all types are located less than 10 minutes away on foot. In terms of public transport, the Vire train station is less than 10 minutes away by car. There is access to the A84 motorway 17 km away. Shops are within walking distance of the property.

This house has an energy rating of E, which results in an energy consumption of 318 kWh/m<sup>2</sup>/year. The climate rating is B, implying a low greenhouse gas emission rate (annual figure: 10 kg CO<sub>2</sub>/m<sup>2</sup>). After some renovations, this property could be an opportunity for a rental investment. Its selling price is €86,500.

The fees are the seller's responsibility.



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)

## **Commun**

Chambres:	2
Salle de bains:	1
Dimesions du lot:	479 m <sup>2</sup>



---

## Utility details

Heating:

Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.239.730

