



## Property For Sale



### 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 260,546.91 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 50750      |
| Soumis:             | 08/07/2025 |

#### 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 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.

Localisee a Saint-Martin-de-Bonfosse (50750), Maison de 7 pieces au calme de 187 m2. Elle offre un grand sejour de 30 m2, une salle a manger de 21 m2, quatre chambres de 13 m2 a 25 m2 et une cuisine amenee. Elle inclut aussi une salle de bains, deux salles d'eau, trois toilettes et une buanderie. Un chauffage convecteur y est installe. Une terrasse confere a cette maison un supplement d'espace bienvenu. Le terrain de la propriete est de 1 404 m2. Un grenier complete les 7 pieces de cette maison. Des fenetres en pvc double vitrage contribuent a une bonne isolation thermique. C'est une maison ancienne avec un etage. Elle est en bon etat general. Deux places de parking sont prevues pour stationner



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votre vehicule. Cette maison est situee dans un quartier calme. Quatre etablissements scolaires sont implantes a moins de 10 minutes en voiture, dont l'École Primaire Saint-Romphaire, le College Raymond Queneau et le College Jean Follain, tout comme deux structures d'accueil pour les tout-petits a moins de 10 minutes a pied. Il y a un acces a la nationale N174 a 10 km. Le Cinema Municipal vous attend dans un rayon de quelques kilometres pour vos loisirs, tout comme des tennis et quatre bibliotheques. On trouve egalement des restaurants, des boulangeries, des commerces, deux supermarches, des epiceries et quatre superettes. Énergie, consommation ou emissions de gaz a effet de serre, voila des criteres primordiaux lorsque l'on souhaite acheter. Cette maison est classée E en ce qui concerne la classe energie (262 kWh/m<sup>2</sup> annuels) et B pour ce qui est de la classe climat (chiffre annuel : 8 Kg CO<sub>2</sub>/m<sup>2</sup>). Le montant estime des depenses annuelles d'energie pour un usage standard s'eleve entre 2 530 euros et 3 470 euros en 2021. Les honoraires sont a la charge du vendeur.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ile-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.

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)



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## Commun

Chambres: 4

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.239.887

