



## Detached Country House Close to the Coast



### 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 557,758.26 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 50290      |
| Soumis:             | 22/08/2025 |

#### Description:

We offer you this 7-room, 200 m2 character house in Brehal (50290). It faces south. It offers a fitted and equipped kitchen, a living room, five bedrooms, a bathroom, and two shower rooms. A mixed underfloor/convactor heat pump heating system is installed in the house. You can enjoy a 45 m2 terrace. The property's grounds extend over 1,754 m2.

This is a high-quality, two-story character house. It dates from 2006.

This character house is in good general condition.

Regarding parking, this house has a parking space and a garage.

The house is located in a hamlet between the village and the beach of Saint-Martin-de-Brehal.

Several schools (primary, elementary, and middle school) are located in the neighbourhood: the College la Vanlee, the Jean Monnet Primary School, and the Saint Joseph Private School.

This house is very interesting from an energy point of view. The DPE and GES indices are respectively category B (90 kWh/m2/year) and class A (4 Kg CO<sub>2</sub>/m2/year).



Want to know more about this house for sale? 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.

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:         | 5                   |
| Salle de bains:   | 2                   |
| Dimesions du lot: | 1754 m <sup>2</sup> |



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## Utility details

Heating:

Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.454.867

