



Beautiful House with Guest Cottage and 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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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 266,902.91

Location

Pays:	France
Indicatif régional:	50760
Soumis:	10/09/2025

Description:

Just 5 minutes from Barfleur, this complex includes a 4-room main house and a 2-room annex house. Both are stone-built, one with an authentic feel (exposed stone, woodwork, and old parquet floors), the other with a more modern feel (recent improvements).

The main house has on the ground floor an entrance hall, a living room with a fireplace (wood stove) and cupboard, an open kitchen (fitted and equipped), and a shower room with toilet. Upstairs (attic), the large landing leads to 3 bedrooms.

The annex house consists of a large living room on the ground floor, with a fireplace and an open kitchen (fitted and equipped), and upstairs (attic), a bedroom with shower room/toilet.

Exterior: A gravelled courtyard separates the two dwellings, with a cellar, a covered courtyard, and a well.

To the west and slightly overhanging, a plot of land planted with trees and a small pond.

The main house requires some work to improve comfort and update the decor, but is full of charm and offers interesting volumes.



The annex house is more contemporary, having been renovated in 2012. Very practical for accommodating family and friends, or even for generating additional income by renting it out.

This is a great opportunity to kill two birds with one stone: investing in your home and rental property.

Estimated annual energy costs for standard use: between €3,070 and €4,220 per year. Average energy prices indexed for 2021, 2022, and 2023 (including subscriptions).

All energy prices, including VAT, are payable by the purchaser.

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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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

Commun

Chambres:	3
Salle de bains:	2
Dimesions du lot:	200 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.523.408

