



Building in Heart of Rural Village with 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
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 467,000

Location

Pays:	France
Indicatif régional:	50450
Soumis:	10/09/2025

Description:

We are pleased to offer you this renovated building in the town centre of Gavray-sur-Sienne (50450). Ideal for investors or for a mixed residential/landlord project, this tastefully renovated character building offers a rare opportunity on the market. Close to shops, services and parking, it consists of 3 independent lots, independent convertible attic space and a large garage, for a generous total surface area.

1 - A 70 m2 one-bedroom apartment Charming and bright, it includes a beautiful living room, a spacious bedroom, fitted kitchen and modern bathroom.

2 - A 146 m2 apartment, 6 rooms, 3 bedrooms. Ideal for a family, it offers beautiful volumes with its living room, 2 lounges, kitchen, 3 bedrooms, bathroom with bathtub and shower, laundry room and dressing room.

3 - A 75 m2 commercial space, current lease. Strategic location for any professional activity, with a window on a busy street.

4 - Attic / loft on 2 floors of 60 m2 to be converted.

5 - A garage on the garden level of approximately 250 m2 offering numerous possibilities, with direct



access to the rear of the building: ideal for storage, parking or craft projects.

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

Commun

Chambres:	7
Salle de bains:	4
Dimesions du lot:	250 m ²



Room details

Indoor Features:

Fitted kitchen

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.523.412

