



## Detached House with Garden 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                                            |
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| 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 271,472.55 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 50510      |
| Soumis:             | 03/11/2025 |

#### Description:

A detached house with a basement, situated on a 1,000 m2 enclosed plot. This single-story house with an upper floor offers approximately 115 m2 of living space, comprising 5 rooms including 3 bedrooms.

The ground floor features an entrance hall, a bright living/dining room with a fireplace, a fitted kitchen, a hallway leading to a bedroom, a shower room, and a toilet.

Upstairs, there is a landing, two further bedrooms, a bathroom, and a toilet.

An adjoining terrace and a basement provide storage and parking space, offering excellent potential for further development.

Location: Well situated in the town of Hudimesnil (50510), close to local amenities (shops, bakery, pharmacy), with nursery and primary schools accessible in the neighbouring town or in the town itself, and easy access to regional roads for reaching surrounding urban centres.

Quiet environment, park and green spaces in the immediate vicinity, ideal setting for family life and outdoor recreation.



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Transport and access: Local service via intercity and school bus lines, convenient road access for daily commutes. Train station and regional rail network accessible from neighbouring towns (travel time varies depending on destination).

Technical specifications: 1,000 m<sup>2</sup> plot, 115 m<sup>2</sup> living area, 5 rooms, 3 bedrooms, heating and equipment to be detailed during the viewing.

Viewings by appointment.

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 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.

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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.

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Condition: Good

## Commun

Chambres: 3  
Salle de bains: 1  
Dimesions du lot: 1000 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.787.783

