



Town House with Neat 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 172,702.75

Location

Pays:	France
Indicatif régional:	50320
Soumis:	03/11/2025

Description:

We offer this 60 sq m living space (646 sq ft) 2-bedroom house located in La Lucerne d'Outremer (50320). This stone house comprises:

- Ground floor: a living room with a fitted and equipped kitchen and a toilet.
- First floor: a bedroom and a shower room.
- Second floor: another bedroom.

The house is equipped with electric heating.

This 2-bedroom house is in good general condition.

A courtyard with an outbuilding enhances this property.

The property is located in the commune of La Lucerne d'Outremer.

There is a nursery school nearby.



Regarding public transport, there is a train station (Folligny) within a 10 km radius.

The N175 national road and the A84 motorway are accessible within 20 km (12 miles).

There is a restaurant in the vicinity. Energy and consumption are becoming important purchasing factors to consider.

The Energy Performance Certificate (EPC) rating is D, indicating an annual energy consumption of 199 kWh/m².

The Greenhouse Gas Emissions (GHG) rating is B, representing a low level of greenhouse gas emissions (annual figure: 6 kg CO₂/m²).

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.

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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.

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Commun

Chambres:	2
Salle de bains:	1
Dimesions du lot:	25 m ²

Utility details

Heating:	Oui
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.832
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