



## Two Country House with Outbuilding



### 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 442,959.44 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 50250      |
| Soumis:             | 10/11/2025 |

#### Description:

Ideal for nature lovers. A beautiful character property comprising two spacious dwellings in a peaceful and pleasant setting, just 5 km from La Haye du Puits and 15 km from the sea.

#### 1 - The MAIN HOUSE comprises:

- Ground floor: living/dining room with fireplace, fitted and equipped kitchen, utility room, office, shower room, WC.
- First floor: hallway, three bedrooms, an office, a bathroom, and a WC.
- Above: Attic.

#### 2 - The SECOND HOUSE comprises:

- Ground floor: living room with fireplace opening onto the fitted kitchen.
- First floor: two bedrooms with shower room and WC.



### 3. ALSO:

An adjoining outbuilding to the side completes this property.

The holiday rental section offers a rental income of approximately €10,000 per year for 24 weeks of operation.

This property benefits from abundant natural light thanks to its windows on both sides and its unobstructed views of the countryside.

Additional land and a 400m<sup>2</sup> enclosed barn with a 100m<sup>2</sup> covered area and other outbuildings are also available for purchase.

Ideal for holiday rentals and bed and breakfasts, this family property offers a pleasant living environment just 5 minutes from the vibrant village of La Haye du Puits.

Interested in learning more about this house for sale? Contact our team.

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.



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.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

## Commun

Chambres: 5  
Salle de bains: 3  
Dimesions du lot: 2492 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.821.803

