



## Stone Built Cottage By the Coast



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience 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 212,342.3

### Location

Pays:	France
Indicatif régional:	50760
Soumis:	20/04/2026

### Description:

Located in a sought-after town, this house offers attractive features.

- Ground floor: (recently renovated), there's a bright and welcoming open-plan living area with a fitted and equipped kitchen, and a shower room with WC.

Upstairs: the landing leads to two bedrooms.

- Outside: a sheltered courtyard/terrace provides privacy and tranquility.

Some work is needed upstairs to improve energy efficiency, but this house represents a great opportunity for property purchase in Barfleur (50760), whether as a primary residence, holiday home, or rental investment.

Viewings are available through contacting us.

Estimated annual energy costs for standard use: between €1,350 and €1,870. Average energy prices indexed to the years 2021, 2022 and 2023.



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Agency fees including VAT payable by the buyer.

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](http://www.clefrance.co.uk)

Condition: Good

### **Commun**

Chambres: 2  
Salle de bains: 1  
Dimensions du lot: 150 m<sup>2</sup>

### **Lease terms**

Date Available:



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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**Contact information**

IMLIX ID:

IX8.388.797

