



## Detached Country House by the Coast



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 517,593.66

### Elhelyezkedés

Ország:	France
Irányítószám:	50380
Feladta:	2025. 06. 10.
Leírás:	

A great location just 3.6km from the coast, a large 8-room farmhouse of 205 m2 and 3940 m2 of land for sale (partly buildable) in Saint-Pair-sur-Mer (50380) just 3.6 km from the sea.

- Ground floor: you can enjoy two 28 m2 living rooms with fireplaces, a 14 m2 bedroom, a kitchen overlooking the park, a bathroom, a storeroom and a boiler room.

- First floor: is composed of three bedrooms from 15 m2 to 23 m2, a room/attic that can be converted into an additional bedroom.

- Below: The house is completed by a 12 m2 cellar.

A large wooded park of 5,486 m2 offers the possibility of detaching a building plot.

This detached house dates back to 1900. It requires updating despite its exterior in good condition.

Regarding vehicles, it has two parking spaces and a garage.

This farmhouse is close to all amenities: it is less than two minutes from shops and six minutes from schools.



The Anne Frank Elementary School is located in the town.

In terms of transport, the Granville and Folligny train stations are less than 10 minutes away by car. The A84 motorway and the N175 national road are accessible within 19 km.

There are two shops just a few minutes away.

Discover all the unique features of this property for sale by making an appointment today.

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

## Gyakori

Hálósobák: 4  
Fürdőszobák: 1  
Telekméret: 5486 nm

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.114.984

