



## Detached Villa with Open Sea Views



### Ügynök információ

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Név:                 | David Evans                                                   |
| Cégnév:              | Cle France Ltd                                                |
| Ország:              | United Kingdom                                                |
| Experience since:    |                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                          |
| Specialties:         |                                                               |
| Property Type:       | Apartments, Houses                                            |
| Telefon:             | +44 (1440) 820-358                                            |
| Languages:           | English, French                                               |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 526,361.74 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Irányítószám: | 50290         |
| Feladta:      | 2025. 08. 27. |

#### Leírás:

Detached Villa with Open Sea Views, Just a few steps from the sea wall, on the 2nd line with a superb sea view, discover this charming 3-room Villa of approximately 54 m2. You will be seduced by its ideal configuration:

- Ground floor: an entrance hall, two comfortable bedrooms, a modern bathroom and separate toilet.
- Upstairs: a beautiful, bright living space with a fitted and equipped open kitchen, a cozy living room with a wood-burning stove, and a sea-view balcony to enjoy the sunsets.

All on a pleasant plot of approximately 180 m2, with a small outbuilding, perfect for storage or a workshop.

A rare property on the market, ideal as a second home, main home or for a rental investment.

Energy performance diagnostics (DPE): Energy class: E (primary energy consumption: 285 kWh/m2/year) Climate class: B (greenhouse gas emissions: 9 kg CO<sub>2</sub>/m2/year) Estimated annual energy costs: between 905 euros and 1,225 euros (prices indexed to January 1, 2023).

Want to find out more about this property and visit it? Contact us today



Agency fees including tax payable by the purchaser.

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.

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)

## Gyakori

|              |        |
|--------------|--------|
| Hálósobák:   | 2      |
| Fürdőszobák: | 1      |
| Telekméret:  | 180 nm |



# IMLIX

**IMLIX ingatlanpiac**  
<https://www.imlix.com/hu/>

---

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.485.342

