



Town House in Coastal Resort Location



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:	https://clefrance.co.uk

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,002,752.85

Elhelyezkedés

Ország:	France
Írányítószám:	50400
Feladta:	2025. 11. 10.

Leírás:

Just 250 meters from Plat Gousset beach and 850 meters from the train station, this property presents this magnificent character townhouse with exceptional charm, located in the heart of Granville's town center. With 219 m2 of living space and 8 rooms, this residence offers beautiful features spread over three levels:

- Ground floor: entrance hall, fitted and equipped kitchen opening onto a south-facing courtyard, welcoming living room with fireplace, WC, pantry.
- 1st floor: spacious 35 m2 master suite (dressing room & shower room), bedroom, office, WC.
- 2nd floor: three bright bedrooms, a bathroom with bathtub and shower, WC.
- In addition: a cellar in the basement and a covered zinc shed in the tree-lined courtyard.

A rare property, blending old-world charm, modern comfort, and an ideal location for walking everywhere: shops, beach, port, train station.

Ideal for a family, a charming second home, or a bed and breakfast project.



The energy rating is D, with an energy consumption of 213 kWh/m²/year. The climate rating is also D, with greenhouse gas emissions of 45 kg CO₂/m²/year. Annual energy costs for standard use are estimated between €3,940 and €5,380 (average energy prices indexed to 2021, 2022, and 2023).

Contact us to arrange a visit.

RARE FIND IN GRANVILLE - CHARACTER HOUSE IN THE TOWN CENTRE, STEPS FROM THE BEACH.

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.



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For everything you need to know about French property visit www.clefrance.co.uk

Gyakori

Hálósobák: 4
Fürdősobák: 2
Telekméret: 50 nm

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.821.857

