



## Detached Country House with Open 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 269,945.7 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Irányítószám: | 14260         |
| Feladta:      | 2026. 03. 11. |

#### Leírás:

REDUCED in price - Just 5 minutes from Aunay-sur-Odon, discover this magnificent south-facing stone house, a perfect blend of charm and modern comfort. With its six beautifully decorated main rooms, this home is in immaculate condition and ready to welcome you.

Enjoy optimal comfort thanks to its recently installed heat pump. You will also have a spacious 30 m2 garage, a workshop, a shed, and a lovely conservatory to enjoy every season.

The enclosed 2400 m2 plot, part of which is buildable, offers a true haven of peace, ideal for nature lovers. The tranquil surroundings and breathtaking views of the surrounding bocage hills add a touch of serenity to this exceptional property.

A new Energy Performance Certificate (EPC) will be issued on February 9, 2026.

Since the previous one, thermal comfort improvements have been made, notably the replacement of the oil-fired heating system with a new heat pump.

School bus service is available right outside the house.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and



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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 Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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:   | 4       |
| Fürdőszobák: | 2       |
| Telekméret:  | 2400 nm |

## Utility details

|          |     |
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| Heating: | Yes |
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<https://www.imlix.com/hu/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.259.118

