



Detached House and Landscaped Garden



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 221,721.15 |

Elhelyezkedés

| | |
|---------------|---------------|
| Ország: | France |
| Irányítószám: | 50140 |
| Feladta: | 2026. 03. 31. |

Leírás:

REDUCED in price - For sale this spacious 160 m2 house located in Notre-Dame-du-Touchet, offering beautiful features and a pleasant living environment. The house is arranged as follows:

- Ground floor: an entrance hall, a bright living room with an open fireplace, a fitted and equipped kitchen (recent appliances), two spacious bedrooms of 15 m2 each with built-in wardrobes, a bathroom with a walk-in shower and bathtub, as well as a separate toilet.
- Upstairs: a landing leading to three bedrooms, a shower room and a toilet.
- Basement: a garage allowing parking for several vehicles, a boiler room, a wine cellar, a toilet and a utility room.

The house has benefited from recent restoration work, including the installation of PVC/ALU joinery with double glazing, aérothermal heating, a modernised bathroom, as well as fibre optics and collective sanitation.

All of this is located on a plot offering a pleasant setting, ideal for your family.

Energy and its consumption become purchasing criteria that must be taken into account. The energy and



climate classes are respectively rated C (110 kWh/m² per year) and A (3 Kg CO₂/m² per year). The amount of annual energy expenditure for standard use is estimated between 1,378 euros and 1,864 euros.

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

Gyakori

| | |
|--------------|---------|
| Hálósobák: | 5 |
| Fürdőszobák: | 2 |
| Telekméret: | 1300 nm |



Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.294.795

