



Detached House with Garden and Sea View



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 340,570.26

Posizione

Nazione:	France
Cap:	50760
Pubblicato:	06/05/2025
Descrizione:	

If you are looking for a quiet environment and an unobstructed view, this house should interest you. It offers a living room with fireplace, an open kitchen, 5 bedrooms in total (including 2 on the ground floor), 2 bathrooms and a garage. Good to know: one of the ground floor bedrooms allows the activity of a guest room (independent access provided and private bathroom). The openings bring a beautiful luminosity into the living rooms and open onto the surrounding countryside and the sea.

Built in 2007, it also offers a good level of comfort and energy performance; single-story autonomy, underfloor heating (heat pump), thermodynamic water heater.

Its 2000m² of land has been planted and landscaped to take advantage of every nook and cranny, depending on the sunshine and wind; a first sheltered terrace, with a pizza oven, another higher up, all in grass (and flowers!) to enjoy the landscape, a lawned area and well exposed.

An authentic blockhouse (which should please enthusiasts), with walkways and built in an arena, adds relief to the garden and offers original development perspectives.

Estimated amount of annual energy expenses for standard use: between 780 euros and 1,090 euros per year.



Average energy prices indexed for the years 2021, 2022 and 2023.

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

Comune

Camere da letto:

5



Bagni:	2
Dimensione del lotto:	2000 mq

Utility details

Heating:	Sì
----------	----

Lease terms

Date Available:	
-----------------	--

Contact information

IMLIX ID:	IX6.896.445
-----------	-------------

