



## Contemporary House and Landscaped Garden



### 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
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Languages:	English, French
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 446,827.69

#### Posizione

Nazione:	France
Cap:	50400
Pubblicato:	17/06/2025

#### Descrizione:

Located 750 meters from the Leclerc Centre, 3.1 km from the Granville SNCF train station, in a small Residence made up of 18 residential houses, we offer you this **RECENTLY BUILT HOUSE (2010)** composed as follows:

- on the ground floor: living room with open fitted kitchen, a shower room with WC, a bedroom.
- Upstairs: landing leading to three bedrooms, a bathroom, a WC.

Attached GARAGE of 27 m2 with attic above.

Land of approximately 606 m2 without any overlooking neighbours.

Individual electric heating.

**FREE FOR SALE.**

The house is close to all amenities: this house is less than two minutes from the shops and a five-minute walk from the Jean Moulin Nursery and Elementary School. In terms of transport, the NEVA Urban Bus



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Network (free) is 100 m from the house, and Granville train station is less than 10 minutes away by car. The A84 motorway (Caen - Rennes) is less than 30 km away.

There are several restaurants and local shops open all year round in the surrounding area.

If you are looking to buy, you should keep in mind the property's energy performance.

Regarding the energy class, the rating is D (199 kWh/m<sup>2</sup> per year), and regarding the climate class, the rating is B (6 Kg CO<sub>2</sub>/m<sup>2</sup>/year). The amount of annual energy expenditure for standard use is estimated between 1,180 euros and 1,650 euros.

Want to know more about this house for sale? Contact us today.

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 Ile-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)

## Comune

Camere da letto:	4
Bagni:	2
Dimensione del lotto:	606 mq

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Sì
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.188.372
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