



## Traditional House with 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                                            |
| Telefono:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Sito web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 285,177.63 |

### Posizione

|             |            |
|-------------|------------|
| Nazione:    | France     |
| Cap:        | 50000      |
| Pubblicato: | 30/07/2025 |

### Descrizione:

Ideally located 1.2 km from the city centre, come and discover this real estate complex consisting of a house divided into two dwellings: a first 3-room dwelling with an area of 71 m<sup>2</sup>, completely renovated with a small plot of land and a cellar for more storage. Electric heating (DPE class D).

Currently rented for 674 euros since 05/20/2025. The second dwelling is in need of restoration, it includes 3 rooms, an area of 85 m<sup>2</sup>, a private courtyard to enjoy the sunny days.

The house is equipped with a heating system (oil boiler no longer in use).

The whole is built on a plot of land with an area of 595 m<sup>2</sup> allowing vehicle parking.

Its advantages: its location, no co-ownership, individual meters.

This property may be suitable for an investor or a family looking to live close to all amenities and benefit from a rental yield.

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



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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: | 595 mq |

## Utility details

|          |    |
|----------|----|
| Heating: | Si |
|----------|----|

## Lease terms



# IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

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Date Available:

## **Contact information**

IMLIX ID:

IX7.373.925

