



Coastal Town 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:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 149,900

Posizione

Nazione:	France
Cap:	14880
Pubblicato:	04/09/2025

Descrizione:

Here we have a delightful Town House with Garden in the lovely location on the north coast of Normandy just up from Caen so excellent travel links with the UK. Located in the Cote de Nacre area, in the village of Colleville-Montgomery, close to all amenities, this stone house awaits renovation.

It comprises:

- Ground floor; an entrance hall, kitchen, living room, bathroom, toilet, and closet on the ground floor.
- Upstairs: there is a first bedroom, followed by two further bedrooms with walk-in closets on the top floor.
- Outside: In the courtyard, there is also an annex with a summer kitchen, a mezzanine, and a workshop.

Although the property is in a habitable state it does need finishing as works are in progress for the renovation, there are lots of character features such as a fireplace and exposed beams as well as good sized rooms and a kitchen, with 3 bedrooms this would be a good family home.

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 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

Comune

Camere da letto:	3
Bagni:	1
Dimensione del lotto:	175 mq

Lease terms

Date Available:



IMLIX

Mercato Immobiliare IMLIX

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

Contact information

IMLIX ID:

IX7.498.132

