



Detached Country House with Open Views



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 245,249.91

Posizione

Nazione:	France
Cap:	50450
Pubblicato:	03/11/2025

Descrizione:

This former farmhouse, built of stone and roofed with tiles, offers: - on the ground floor: a large living space (kitchen, living room, lounge) of approximately 64m2 with a fireplace, a room to be converted (master suite or independent apartment), a hallway leading to: a WC (wall-hung), a laundry room and a shower room (large walk-in shower), as well as the garage of approximately 50m2 with two entrances.

- Upstairs, the landing leads to: a bedroom, an office, a shower room, a WC and a large attic (approximately 51m2) that could be converted.

A carport of over 70m2 provides shelter for a campervan or a boat.

The property extends over 10,628 m2 of land comprising a courtyard, a lawn area, and an adjoining 8,820 m2 pasture.

The house has no heating system and is therefore not subject to an Energy Performance Certificate (EPC).

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.

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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

Condizione: Good

Comune

Camere da letto:	2
Bagni:	1
Dimensione del lotto:	10628 mq

Lease terms

Date Available:



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Contact information

IMLIX ID:

IX7.787.798

