



Detached House with Large 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:	USD 344,568.97

Posizione

Nazione:	France
Cap:	50890
Pubblicato:	18/11/2025

Descrizione:

REDUCED in price - A Traditional Detached House for sale in the immediate vicinity of Conde-sur-Vire. Less than 10 km from Saint-Lo, 11 km from the A84, discover this large house of 200 m2 living space with a plot of land all around 4600 m2. This house offers many possibilities.

- Ground floor: Entrance opening onto a spacious kitchen of approximately 30 m2 with a breathtaking view of the bocage, this fully glazed space is very bright. In its extension, a large living room of approximately 40 m2 with a fireplace, a single-storey life exists with in addition a bedroom, a bathroom. In addition, on the ground floor, a room of approximately 10 m2 in addition to the back kitchen, a new possibility to increase the capacity of this house.

- Upstairs: a long corridor leads to four bedrooms, one of which will seduce you with its atypical side with a mezzanine. Another has its own bathroom area. Next to it, a separate bathroom, a separate toilet. Lots of storage in this property.

- Basement: offers a very nice storage space and the possibility of parking several vehicles, an adjoining room allowing accessibility for people with reduced mobility.

Ideal for independent profession.



Garden side: 4600 m2 of land is available to you, a well-exposed terrace will allow you to enjoy the first rays of the sun.

Comfort rating: the house is equipped with a heat pump.

Date of completion of the energy diagnosis: 09/30/2021 Primary energy consumption: C -147 kWh/m2/year Including greenhouse gas emissions: C-11 kg CO2 /m2/year Estimated amount of annual energy expenditure for standard use: between 2130 euros and 2940 euros per year. Average energy prices indexed for the year 2021 (subscriptions included).

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:	4600 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.860.227

