



## Detached Country House with Outbuildings and Open Views



### Informazioni sull'Agente

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
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| 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                                               |
| Sito web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 108,500 |

#### Posizione

|             |            |
|-------------|------------|
| Nazione:    | France     |
| Cap:        | 50520      |
| Pubblicato: | 11/03/2026 |

#### Descrizione:

Located in a hamlet near Juvigny les Valleees, in the heart of a verdant rural setting, this property offers an ideal living environment for nature lovers, agricultural, artisanal, or storage projects, or for any business requiring ample space.

The MAIN HOUSE, with approximately 113 m2 of living space, comprises the following:

- Ground floor: an entrance hall, a kitchen, a dining room, a hallway, a separate entrance at the rear of the house, two cellars, and a WC.

An attached double garage, continuous with the house, completes this level.

- Upstairs: a landing, a corridor leading to three bedrooms, a bathroom, a separate WC, and a dressing room.

- Outside: the property boasts numerous outbuildings, offering significant potential:

- First outbuilding of approximately 145 m2,
- Second outbuilding of 52 m2,
- Third outbuilding of 208 m2, and



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- Final outbuilding of approximately 40 m2, formerly used as a milking parlour.

The entire property sits on a plot of approximately 20,024 m2, mostly flat, providing ample outdoor space and beautiful views of the surrounding countryside.

Located in a charming village in the Manche department, it benefits from a verdant and peaceful setting, typical of the Norman bocage, with numerous hiking trails, cycle paths (Velomaritime, Normand'Epik VTT), and viewpoints overlooking the See and Selune valleys nearby - an ideal setting to fully enjoy nature.

This charming village offers all the advantages of a vibrant rural community: verdant landscapes, a rich community life, local shops, essential services, and a comfortable local job market; all while remaining close to remarkable tourist attractions such as Mont Saint-Michel, nature trails, waterfalls, and mountain biking routes.

The house has an energy performance rating of F (268 kWh/m2 per year) and a climate rating of F (71 kg CO2/m2 per year). Annual energy costs are estimated between €4,060 and €5,530 (average energy prices based on 2021, 2022, and 2023).

A rare property due to its size and outbuildings, it is ideal for a family, agricultural, or professional project in a quiet and sought-after area known for its quality of life.

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](http://www.clefrance.co.uk)

Condizione: Good

## **Comune**

Camere da letto: 3  
Bagni: 1  
Dimensione del lotto: 20024 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.259.028

