



## Town House in Good Order, Ideal Holiday Home



### 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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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 102,093.46

### Posizione

Nazione:	France
Cap:	50170
Pubblicato:	31/03/2026

#### Descrizione:

Ideally located in the heart of Pontorson, this co-owned house provides a practical and pleasant living environment, and is a perfect opportunity for a primary residence, a pied-a-terre, holiday home, Air-BnB or a rental investment just steps from one of the region's most iconic destinations.

#### The house comprises:

- Ground floor: a living room with a kitchenette and a separate WC,
- Upstairs: a mezzanine bedroom and a shower room.

Its prime location allows you to fully enjoy town center life (shops, schools, and services) while being just minutes from Mont-Saint-Michel and its bay, a highly sought-after area renowned for its heritage and tourist appeal.

Energy rating: F - 349 kWh/m<sup>2</sup>/year.

Climate class: B - 11 kg CO<sub>2</sub>/m<sup>2</sup>/year.

Annual energy costs for standard use are estimated at between €910 and €1270 (average energy prices indexed to 2021, 2022, and 2023).

Condominium of 5 units - 4 of which are residential.



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)

## **Comune**

Camere da letto: 1  
Bagni: 1

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.294.715



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