



## Detached Country House by the Coast



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 517,593.66

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50380
Geplaatst:	10-06-2025
Omschrijving:	

A great location just 3.6km from the coast, a large 8-room farmhouse of 205 m2 and 3940 m2 of land for sale (partly buildable) in Saint-Pair-sur-Mer (50380) just 3.6 km from the sea.

- Ground floor: you can enjoy two 28 m2 living rooms with fireplaces, a 14 m2 bedroom, a kitchen overlooking the park, a bathroom, a storeroom and a boiler room.

- First floor: is composed of three bedrooms from 15 m2 to 23 m2, a room/attic that can be converted into an additional bedroom.

- Below: The house is completed by a 12 m2 cellar.

A large wooded park of 5,486 m2 offers the possibility of detaching a building plot.

This detached house dates back to 1900. It requires updating despite its exterior in good condition.

Regarding vehicles, it has two parking spaces and a garage.

This farmhouse is close to all amenities: it is less than two minutes from shops and six minutes from schools.



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The Anne Frank Elementary School is located in the town.

In terms of transport, the Granville and Folligny train stations are less than 10 minutes away by car. The A84 motorway and the N175 national road are accessible within 19 km.

There are two shops just a few minutes away.

Discover all the unique features of this property for sale by making an appointment today.

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 Ile-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.



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## **Algemeen**

Slaapkamers:	4
Badkamers:	1
Lot Afmeting:	5486 m <sup>2</sup>

## **Utility details**

Heating:	Ja
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX7.114.984
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