



## Detached Country House with Open Views



### Agent Info

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Naam:             | David Evans                                                   |
| Bedrijfsnaam:     | Cle France Ltd                                                |
| Mistlampen:       | United Kingdom                                                |
| Experience since: |                                                               |
| Service Type:     | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Telefoon:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 261,924.21 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 50420      |
| Geplaatst:                  | 22-08-2025 |
| Omschrijving:               |            |

We are delighted to present this charming stone house in the Bessin located 2 km from Balleroy sur Drome (14) 20 km from Saint-Lo (50) - 20 km from Bayeux (14) - 9 km from Caumont l'evente (14) 4 km from Cormolain (14) In the heart of the Normandy countryside and very close to the new commune of Balleroy sur Drome, a town of around 900 inhabitants, a dynamic commune with several local shops, primary schools and its castle. Nestled in a green setting and in a quiet environment, discover this pretty stone house with a living area of 130 m2.

The house is described as follows:

- Ground floor: entrance to living room with pellet stove, a fitted kitchen is adjoining, an authentic living room with wood stove, exposed beams and stones and a floor with terracotta tiles. Ideal and cozy place for winter evenings with friends or family. Practical side: you have direct access to the outside.
- Upstairs: you will be surprised by the volume of the place! There are three spacious bedrooms, one of which has a surface area of 22 m2 with high ceilings, so different layout possibilities are available to you. It's up to you to imagine this space. A comfortable bathroom with extra flat shower and bathtub with toilet.
- Ground floor: with access from the outside an annex room which can be used as a technical room, laundry room or a space allowing a significant extension of the property.



- Outside: you will find a space of 1.7 hectares composed of garden, fields and forest Ideal for your pets. An electric gate completely secures the place.

Country house or main residence, it's up to you to invent the life that goes with it! To visit without further delay, you will be seduced by the place.

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



---

## Algemeen

|               |                      |
|---------------|----------------------|
| Slaapkamers:  | 3                    |
| Badkamers:    | 1                    |
| Lot Afmeting: | 17000 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.454.862 |
|-----------|-------------|

