



## Detached Country House with Outbuilding



### Agent Info

Naam:	David Evans
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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 111,481.37

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50200
Geplaatst:	04-09-2025
Omschrijving:	

Discover this two-house complex, located in a quiet, wooded setting, close to Coutances and its many amenities. Perfectly surrounded by nature, this property offers a peaceful environment while remaining close to shops, schools, and the train station.

#### - FIRST HOUSE:

The first house features a bright living room and a functional kitchen on the ground floor.

Upstairs, a hallway leads to two comfortable bedrooms and a bathroom with toilet, ideal for a family.

#### - SECOND HOUSE:

The second, more spacious house offers an additional room on the ground floor, a kitchen open to the dining room, a large living room, a bathroom with toilet, and a bedroom.

Upstairs, a convertible attic allows for additional space according to your needs.

In addition, the property has three outbuildings, perfect for storage or future projects.

The property is set on a 4,482 m<sup>2</sup> cadastral plot of land dotted with apple trees, offering a unique country



charm.

Heating is provided by a gas system, reinforced by a wood stove for added comfort.

A water collector and a never-used septic tank complete the amenities of this property.

With its natural, undisturbed setting and numerous development possibilities, this property is a rare opportunity on the market.

Don't miss the opportunity to discover this property with its many assets.

To find out more or for a first visit, we invite you to contact us 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 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.

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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  
Lot Afmeting: 4482 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.498.125

