



## Town House with Neat Garden



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 189,500

### Location

Country:	France
ZIP code:	14500
Posted:	Apr 15, 2024

### Description:

**REDUCED** in price - Come and discover in Vire (14500) this quiet traditional house of 85 m2 living space and 386 m2 of land. It is a terraced house on one side and is composed of a dining room/living room, a fitted kitchen, two bedrooms, a dressing room/office, a bathroom, an attic and a garage. The house has radiators running on town gas.

This house is in good general condition.

This house has 2 terraces.

The house is close to all amenities: it is located 1 km from shops and two minutes from schools.

As for public transport, there is a train station (Vire) less than 3 minutes away.

The A84 motorway is 19 km away.

Two cinemas await you a few steps from the property for your leisure time, as well as a theater.

There are also many restaurants, a post office and a university institute.



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Finally, the Place du Chateau market enlivens the surrounding area every Friday morning.

Energy performance and greenhouse gas emissions are at the same level, with DPE and GHG indices of category E both, respectively 285 kWh/m2/year and 62 Kg CO2/m2/year. The house is equipped with photovoltaic panels.

The department of Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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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Condition: Good

## **Common**

Bedrooms: 2

Bathrooms: 1



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Lot Size: 386 sq m

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.636.500

