



Farm House and Second House with Land



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 171,500

Location

Country:	France
ZIP code:	50620
Posted:	Apr 01, 2025

Description:

We are delighted to present to you this absolutely charming and bucolic place. This real estate complex is composed of two south-facing country houses located between Carentan les Marais and Saint-Lo, in the commune of Graignes Mesnil-Angot, 1 hour from Caen.

On the one hand, discover a charming cob farmhouse typical of the marsh houses on one level, on a plot of 4179 m2.

Not overlooked.

The countryside and the garden are at your feet.

In the main house, the entrance is through the conservatory, the living room is a welcoming space with an open kitchen, a living room, a large open fireplace located in this room.

Access the first bedroom, in the extension of the living room, with an adjoining bathroom & toilet.

A corridor leads to the second spacious bedroom. This atypical space benefits from a bathtub and a toilet.

A laundry room and a dressing room, both independent, are accessible from the inside or the outside,



enhancing this property for more storage.

The insulated ceilings are made of wooden beams and load-bearing. The unfinished attic is accessible from the outside.

On the other hand, a second house with a large garage, to renovate, completely independent is offered to you: Rediscover the charm of the wooden beams and the stone exterior, a floor with pretty terracotta tiles, a beautiful open fireplace enthroned in the living room. A bedroom, a bathroom and a toilet complete this house.

Electricity, water, and sanitation are installed.

The entire building has convertible attic space, accessible from the outside.

This place is ideal for creating a gite or for welcoming loved ones.

On the plot of 4179 m², a garden shed, a large independent woodshed are built.

The calm, the countryside, a pond, a setting inviting you to rest and serenity made in Normandy.

Without further delay, make an appointment today for a visit.

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

Condition: Good

Common

Bedrooms: 3
Bathrooms: 2
Lot Size: 4179 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.762.306

