



Town House With Garden



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
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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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Listing details

Property for:	Sale
Price:	USD 67,249.9

Location

Country:	France
ZIP code:	14200
Posted:	Jun 17, 2025

Description:

House with garden, located in a cul-de-sac in a very quiet area of Herouville-Saint-Claire, this 5-room house boasts a beautiful living space with:

- Ground floor: a fully equipped kitchen, a living room with a pellet stove, and access to a beautiful sunny terrace.
- Upstairs: are four beautiful bedrooms and a shower room.

Parking and a garage are also available.

Numerous renovations, including exterior insulation and double-glazed windows with electric shutters, have recently been completed.

The well-enclosed garden is an undeniable asset with its shed.

Viager Sale - Life annuity conditions:

With a life annuity, the owner (aged 80) retains a lifetime right of use of the property, allowing the buyer to purchase with a discount (42.10%) - (€58,000 bouquet / €410.38 monthly annuity).



For more information, 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 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.

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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.

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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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Common

Bedrooms:	4
Bathrooms:	1



Lot Size: 300 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.188.349

