



## Coastal House 700m from the Sea



### Agent Info

|                   |   |
|-------------------|---|
| Name:             | David Evans   |
| Company           | Cle France Ltd  |
| Name:             |   |
| Country:          | United Kingdom  |
| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 435,000 |

### Location

|           |              |
|-----------|--------------|
| Country:  | France       |
| ZIP code: | 50400        |
| Posted:   | Jul 24, 2025 |

### Description:

A great location 700m from the sea, we offer you this fully renovated house with high-quality finishes in Granville (50400) as a turnkey property. It dates back to 1950 and was fully restored in 2019. The property comprises:

- Ground floor: there is a 54 m2 living room with a lounge and open kitchen, a laundry room, and a toilet.
- First floor: there are three bedrooms ranging from 12 m2 to 14 m2 and a bathroom and toilet.
- Second floor: features a 23 m2 master suite with a shower room, toilet, and dressing room.

The house is in excellent condition and has been tastefully renovated.

A 20 m2 courtyard completes the property, along with a storage room.

Located in a quiet neighbourhood, this house is close to all amenities: it is less than a minute from shops and five minutes from schools.

Several schools (elementary, primary, and high schools) are located within a 10-minute walk.



Regarding transportation, Granville train station is nearby.

For your leisure activities, you can count on a swimming pool and a library just a few minutes away.

There are also restaurants, shops, three supermarkets, bakeries, a post office, and a fish market.

This house has an energy class C (63 kWh/m<sup>2</sup>/year). In terms of greenhouse gas emissions, the climate class is also rated C (12 kg CO<sub>2</sub>/m<sup>2</sup>/year). The estimated annual energy costs for standard use range between €860 and €1,210. Average energy prices are indexed to 2024.

Agency fees are the seller's responsibility.

Don't hesitate to contact us for an initial viewing of this 6-room house for sale.

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



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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)

## **Common**

|            |         |
|------------|---------|
| Bedrooms:  | 4       |
| Bathrooms: | 2       |
| Lot Size:  | 20 sq m |

## **Building details**

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## **Lease terms**

Date Available:

## **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.350.747 |
|-----------|-------------|

