



Beautiful House with Guest Cottage and Garden



Agent Info

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Listing details

Property for:	Sale
Price:	USD 266,902.91

Location

Country:	France
ZIP code:	50760
Posted:	Sep 10, 2025

Description:

Just 5 minutes from Barfleur, this complex includes a 4-room main house and a 2-room annex house. Both are stone-built, one with an authentic feel (exposed stone, woodwork, and old parquet floors), the other with a more modern feel (recent improvements).

The main house has on the ground floor an entrance hall, a living room with a fireplace (wood stove) and cupboard, an open kitchen (fitted and equipped), and a shower room with toilet. Upstairs (attic), the large landing leads to 3 bedrooms.

The annex house consists of a large living room on the ground floor, with a fireplace and an open kitchen (fitted and equipped), and upstairs (attic), a bedroom with shower room/toilet.

Exterior: A gravelled courtyard separates the two dwellings, with a cellar, a covered courtyard, and a well.

To the west and slightly overhanging, a plot of land planted with trees and a small pond.

The main house requires some work to improve comfort and update the decor, but is full of charm and offers interesting volumes.

The annex house is more contemporary, having been renovated in 2012. Very practical for



accommodating family and friends, or even for generating additional income by renting it out.

This is a great opportunity to kill two birds with one stone: investing in your home and rental property.

Estimated annual energy costs for standard use: between €3,070 and €4,220 per year. Average energy prices indexed for 2021, 2022, and 2023 (including subscriptions).

All energy prices, including VAT, are payable by the purchaser.

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.

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.

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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

Common

Bedrooms:	3
Bathrooms:	2
Lot Size:	200 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.523.408

