



## Property For Sale



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 515,681.97

### Localização

Country:	França
CEP:	50300
Adicionado:	14/04/2025

#### Informação adicional:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

Situe a proximite des commerces, ecoles et ensemble des services d'AVRANCHES, dans la baie du MONT ST MICHEL et proche des greves, sur un terrain d'environ 35 000 m2 libre de tout bail, un ensemble immobilier en pierres compose comme suit : - Une maison de 108 m2 habitables avec : au rez de chaussee une cuisine, une arriere cuisine avec WC et un sejour. A l'etage 2 chambres, une salle et bain et un WC. - 3 Appartements de type F2 (de 42 a 44 m2) et 1 Appartement de type F1 (de 35 m2) mais aussi un gite de type F4 (de 62 m2). Puits, marre naturelle, poulailler, hangar, garage, abri pour animaux , 2 boxes, un appentis, un porche et cellier attenant aux logements. Un logement est loue avec fin



de bail en octobre 2024. Deux compteurs d'eau (maisons Est et Ouest, les appartements sont equipes de sous compteurs connectes sur la maison Ouest. Compteurs Electriques, un par habitation, sauf 1 studio connecte sur la maison Ouest via un sous compteur. L'ensemble est raccorde au tout a l'egout. Ideal projet de Locations/gites . Aux portes des axes routiers axe Rennes/Caen/ Paris. Gare sur Avranches. Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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](http://www.clefrance.co.uk)

## **Comum**

Quartos de dormir:

8

## **Lease terms**



# IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

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Date Available:

## **Contact information**

IMLIX ID:

IX6.805.734

