



## Detached Country House With Outbuildings



### 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
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 321,000

### Localização

Country:	França
CEP:	50160
Adicionado:	17/06/2025

#### Informação adicional:

Family house near Torigny-les-Villes, this renovated house with outbuildings. Discover this pretty family house of 160 m2 of living space in its green setting, ideal place for your animals thanks to the land of more than 1.5 hectares. In a quiet area, this vast property offers many possibilities.

The ground floor opens onto a beautiful entrance serving a fitted and equipped kitchen with a wood stove, a bright veranda allows to increase the surface area of this property A living room full of charm, warm and comfortable thanks to its pellet insert, a bedroom with dressing room and water point, a modern bathroom with walk-in shower and bathtub, a laundry room and a toilet.

The first floor with a landing serving the 3 bedrooms.

No work required.

- Outside, a workshop is attached to the house, offering additional space for DIY.

A covered terrace at the back of the house will allow you to enjoy the beautiful days in complete peace.

Other assets of this property: outside, a building houses a double garage (recent roof), an outbuilding with



a working bread oven and a wine cellar.

Another building for agricultural use is also present on the land, ideal for agricultural or livestock projects.

Located only 5 minutes by car from all shops and access to the A84. A real favorite for nature and countryside lovers.

Energy class E, with an energy consumption of 322 kWh/m<sup>2</sup>/year, and a climate class B, ensuring reduced greenhouse gas emissions (9 Kg CO<sub>2</sub>/m<sup>2</sup>/year). The annual energy costs for standard use are estimated at between €2,890 and €3,950.

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.

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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.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Comum**

Quartos de dormir:	4
Banheiro:	2
Tamanho do lote:	15000 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.188.376

