



## Town House with with Lots More Potential



### Informações do Revendedor

Name:	David Evans
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Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 87,873.23

### Localização

Country:	França
CEP:	50140
Adicionado:	03/03/2026

#### Informação adicional:

**REDUCED** in price - Town house on both sides. Discover this magnificent semi-detached house. With its four levels, this property offers a generous and bright living space, ideal for families or those who love to entertain. Imagine yourself in this spacious home, where every room has been designed for your comfort. The four bedrooms will offer unforgettable moments of relaxation, perfect for quiet mornings or relaxing evenings. There are two bathrooms with toilets. The fitted kitchen, equipped with a terrace, is a true delight for cooking enthusiasts. The living and dining rooms, bathed in light thanks to their southwest exposure, are perfect for family meals or evenings with friends.

The house is equipped with individual oil-fired central heating, guaranteeing a pleasant temperature all year round.

The natural slate roof adds a touch of authenticity and durability to the property.

Double-glazed windows ensure optimal insulation, while mains drainage is already in place for your peace of mind.

A pleasant outdoor space is perfect for summer barbecues or relaxing moments.



Secure parking for one car is provided.

The cellar and basement offer additional storage space or potential for future development.

Don't miss this unique opportunity to own a home that combines style, comfort, and functionality.

Contact us today to arrange a viewing and let yourself be charmed by this exceptional property.

Amenities: Several shops within a 2-minute walk, a primary school a 5-minute walk away, and several parks and green spaces nearby.

Agency fees including VAT are payable by the buyer.

Energy rating E, Climate rating E. Estimated average annual energy costs for standard use, based on 2021 energy prices: between €2,040.00 and €2,810.00.

Features:

Living area: 161.00 m<sup>2</sup>

Land area: 75.00 m<sup>2</sup>

Number of rooms: 5

Number of bedrooms: 4

Heating type: Oil

Windows, frames: PVC double glazing.

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)

Condição: Good

### Comum

Quartos de dormir: 4  
Banheiro: 1  
Tamanho do lote: 75 m<sup>2</sup>

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Sim

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.229.854

