



## Detached House with Swimming Pool



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 434,486.11

### Местоположение

Страна:	Франция
Почтовый индекс:	50290
Добавлено:	06.05.2025

#### Описание:

A great location only 1.5 km from the beach, in Bricqueville-sur-Mer (50290), this quiet 7-room property of 127 m2 living space and 1,500 m2 of land with a swimming pool. This house was built in 1999 with one floor.

- Ground floor: there is a large living room of 30 m2 with a pellet stove, a bedroom of 22 m2 with its dressing room, a fitted and equipped kitchen, a shower room and a toilet.

- First floor: has two bedrooms of 6 m2 and 10 m2, one with a shower room, an office, a closet, another room with a closet and a toilet.

A mixed underfloor / convactor heating system running on electricity is installed in the house.

It is in good general condition.

Roller shutters are installed.

For optimal comfort, you can enjoy the heated swimming pool with electric shutter, a south-facing garden, a terrace, and a veranda, gaining in well-being and space.



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Regarding your vehicle, it has a garage. This house is located five minutes from schools. In terms of transport, Granville train station is less than 10 minutes away by car.

There are three restaurants and a shop nearby.

This house is rated E for energy performance (energy class) (233 kWh/m<sup>2</sup> per year) and C for greenhouse gas emissions (climate class) (11 kg CO<sup>2</sup>/m<sup>2</sup>/year). The estimated annual energy expenditure for standard use is €1,429. Average energy prices are indexed to 2015.

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The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ile-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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## Общие

Спальни: 5  
Ванные комнаты: 2  
Площадь участка: 1500 кв м

## Utility details

Heating: да

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.896.441

