



## Former Farm House with Two Guest Gites



### Информация об агенте

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
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| Название компании: | Cle France Ltd                                                |
| Страна:            | Великобритания                                                |
| Experience since:  |                                                               |
| Тип услуг:         | Selling a Property                                            |
| Specialties:       |                                                               |
| Property Type:     | Apartments, Houses                                            |
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| Languages:         | English, French                                               |
| Веб-сайт:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 266,500 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Почтовый индекс: | 50490      |
| Добавлено:       | 02.12.2025 |

#### Описание:

Discover this property located in Saint Sauveur Villages, in a verdant setting. Built on a 6,012 m2 plot, this stone house offers 240 m2 of living space, ideal for family life.

The main house is distinguished by its bright and well-designed rooms.

- Ground floor: you will find a double living room facing south, a fitted kitchen, and a first bedroom with its own shower room and toilet.

- Upstairs: the landing leads to three further large bedrooms, one of which has its own shower room. All the rooms are warm and bright, benefiting from excellent exposure and a practical layout.

- Above: The convertible attic also offers an opportunity for expansion to meet all your needs.

This property also includes two renovated Guest Gites, each with its own living room and kitchen, comfortable bedrooms, and modern bathrooms.

These cottages currently generate a rental income of €400 per week each, making them an excellent investment.



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For your relaxation, a dedicated activity room with a wellness area has been fitted out, complete with a sauna, jacuzzi, and shower.

Outside, you'll find two garden sheds and two stone outbuildings offering additional storage or conversion possibilities. The spacious and well-maintained garden allows you to enjoy the peace and quiet of the countryside while benefiting from a private, secluded space.

An additional 3,000 m2 plot is also available for purchase. (Contact us for more information.)

This property benefits from a heat pump heating system, complemented by wall and roof insulation.

The roof is made of slate and sheet metal.

Photovoltaic panels are also installed. With its unique setting, modern amenities, and strong development potential, this house represents a rare opportunity for a primary residence or rental investment.

For more information or to schedule a viewing, please contact us today.

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.



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.

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Состояние: Good

## Общие

Спальни: 7  
Ванные комнаты: 3  
Площадь участка: 2000 кв м

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.984.571

