



## Property For Sale



### Emlakçı Bilgisi

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Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Web sitesi:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 251,584.2

### Konum

Ülke:	France
Posta kodu:	14410
Yayınlandı:	15.04.2024
Açıklama:	

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.

Maison atypique de 5 pieces au calme de 150 m2 et de 2 000 m2 de terrain a VALDALLIERE (14410). Concue de plain-pied et d'un etage : elle dispose au rez-de-chaussee : une vaste cuisine equipee dinatoire, d'un salon cocooning avec poele a bois, d'un second salon TV, ,une salle de bains avec WC, d'une buanderie. Au 1er etage : une chambre avec salle de bains et WC , une chambre avec placards, un palier ou a ete amenege un coin bureau, une chambre, une salle d'eau avec WC. Pour plus de rangements, le bien dispose d'un garage attenant avec porte motorisee. La maison independante beneficie d'un chauffage electrique + le poele a bois. De l'espace complementaire est apporte par une terrasse ensoleillee avec vue sur le jardin . Pour une bonne isolation thermique, les fenetres sont a double vitrage. L'exterieur de la maison est en bon etat. Cette maison de campagne renovee est proche de toutes



commodites : ce bien se situe a 10 minutes des commerces. Plusieurs etablissements scolaires (primaire et college) sont implantes a moins de 10 minutes en voiture. Il est a vendre pour la somme de 213 500 euros. Les frais d'agence sont a la charge du vendeur. Énergie, consommation ou emissions de gaz a effet de serre, voila des points-cles importants lorsque l'on songe a acheter. Cette maison a une classe energie D (186 kWh/m2/an). La classe climat est, quant a elle, notee B, ce qui indique de faibles emissions de gaz a effet de serre (chiffre annuel : 6 Kg CO2/m2).

The department of Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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)

## Genel Bilgiler

Yatak odası:

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# IMLIX

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

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.636.453

