



## Detached Country House with Open Views



### Emlakçı Bilgisi

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| İsim:             | David Evans                                                   |
| Şirket Adı:       | Cle France Ltd                                                |
| Ülke:             | United Kingdom                                                |
| Experience since: |                                                               |
| Hizmet tipi:      | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Telefon:          | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Web sitesi:       | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 448,901.35 |

### Konum

|             |            |
|-------------|------------|
| Ülke:       | France     |
| Posta kodu: | 14500      |
| Yayınlandı: | 11.03.2026 |
| Açıklama:   |            |

Nestled in a peaceful, verdant setting, this beautiful, fully renovated 202 m2 stone house invites you to serenity. Set on a 2,264 m2 plot, it offers a pleasant living environment, just minutes from amenities and close to the region's magnificent landscapes.

This traditional house, with 6 main rooms, is distinguished by its generous spaces and comfort. You will appreciate a vast, bright 50 m2 living/dining room with a wood-burning stove, a 14 m2 fitted and equipped kitchen, four spacious bedrooms including a master suite on the ground floor, a large mezzanine offering additional living space, a bathroom, a shower room, and ample storage. The interior, in perfect condition, combines old-world charm with modern amenities, and you can enjoy the warmth of geothermal underfloor heating on both levels.

For your relaxation, a meticulously maintained garden and a semi-inground pool await you, ideal for enjoying the region's beautiful days.

An attached double garage and a carport also complete this rare property for sale.

Built in 1754, this two-story house has retained all the charm of its era while being carefully maintained. Its exterior, in excellent condition, and its electric gate ensure appreciable peace and security.

The location of this property is a real asset. Situated in a quiet area near to the town of Vire (14500), you



will be just 3 km from local shops and 6 km from Vire town center and its train station, making travel easy.

Energy performance: Energy Performance:

Certificate (EPC): Class C (131 kWh/m2/year)

Greenhouse Gas Emissions (GHG): Class B (4 kg CO2/m2/year).

Do not hesitate to contact us for more information or to arrange a viewing of this beautiful property.

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



# IMLIX

IMLIX Gayrimenkul Pazarı

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

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|                  |         |
|------------------|---------|
| Yatak odası:     | 4       |
| Banyo:           | 2       |
| Arazi Büyüklüğü: | 2264 m2 |

## Utility details

|          |      |
|----------|------|
| Heating: | Evet |
|----------|------|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.258.979 |
|-----------|-------------|

