



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:	https://clefrance.co.uk

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 269,945.7

Konum

Ülke:	France
Posta kodu:	14260
Yayınlandı:	11.03.2026
Açıklama:	

REDUCED in price - Just 5 minutes from Aunay-sur-Odon, discover this magnificent south-facing stone house, a perfect blend of charm and modern comfort. With its six beautifully decorated main rooms, this home is in immaculate condition and ready to welcome you.

Enjoy optimal comfort thanks to its recently installed heat pump. You will also have a spacious 30 m2 garage, a workshop, a shed, and a lovely conservatory to enjoy every season.

The enclosed 2400 m2 plot, part of which is buildable, offers a true haven of peace, ideal for nature lovers. The tranquil surroundings and breathtaking views of the surrounding bocage hills add a touch of serenity to this exceptional property.

A new Energy Performance Certificate (EPC) will be issued on February 9, 2026.

Since the previous one, thermal comfort improvements have been made, notably the replacement of the oil-fired heating system with a new heat pump.

School bus service is available right outside the house.

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 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.

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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.

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Genel Bilgiler

Yatak odası:	4
Banyo:	2
Arazi Büyüklüğü:	2400 m2

Utility details

Heating:	Evet
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.259.118

