



## Traditional House with Garden

### معلومات الوكيل

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Cle France Ltd	اسم الشركة:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 280,000

موقع  
بلد: France  
الرمز البريدي: 50290  
نشر: 19/11/2024  
وصف:

Charming atypical town house with its lovely garden. In the heart of the village of Brehal, a house distributed as follows: on the ground floor, the house has a fitted and equipped kitchen with fireplace, a living room, a toilet, a laundry room. Upstairs: a mezzanine, a bedroom with shower room (sink and toilet). and a bathroom. on the 2nd floor: a landing distributing two bedrooms.

The house has a lovely garden of approximately 260 m2 with terrace and cellar. It is a semi-detached house built in 1900 on 2 floors. It is in good general condition.

In a quiet area, this house is close to all amenities: this house is less than a minute from shops and two minutes from schools.

The Saint Joseph Private School, the Jean Monnet Primary School and the Vanlee College are located less than 10 minutes away on foot. In terms of public transport, the Granville train station is less than 10 minutes away by car.

There are restaurants, three bakeries, shops, a supermarket, two butchers and a grocery store in the area.

Finally, the Rue De Gaulle market brings the area to life every Tuesday morning.

The agency fees are the responsibility of the seller.



Respectively 213 kWh/m<sup>2</sup>/year and 32 Kg CO<sub>2</sub>/m<sup>2</sup>/year, the energy class and the climate class are both rated D. The amount of annual energy expenditure for standard use is estimated between 1,807 euros and 2,445 euros.

Want to know more about this house for sale? 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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Good

شرط:



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### مشترك

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م 260

غرف نوم:  
الحمامات:  
حجم كبير:

### Lease terms

Date Available:

### Contact information

IX6.400.216

IMLIX ID:

