



## Detached Country House with Guest Gite



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 206,500

#### Standort

Land:	Frankreich
Postleitzahl:	50730
Veröffentlicht:	29.07.2024

#### Beschreibung:

Detached Country House with Guest Gite comprising:

#### MAIN HOUSE including:

- Ground floor: entrance, fitted kitchen, living room with fireplace (wood stove), shower room & WC, laundry room.
- Upstairs: landing, 1 master-suite (1 bedroom-bathroom & WC, dressing room), 1 bedroom, office or small bedroom, shower room & WC.

#### GUEST GITE including:

- Ground floor: fitted & equipped kitchen / living room.
- Upstairs: 1 mezzanine bedroom, shower room & WC.

Garage approx. 24 m<sup>2</sup>, workshop, courtyard and garden, all on 3750 m<sup>2</sup>.



Agency fees including tax payable by the buyer.

Features:

habitable Area: 160.00 m<sup>2</sup>

Land area: 3,750.00 m<sup>2</sup>

Number of rooms: 5

Number of bedrooms: 3

Heating type: Electric

Windows, frames: Single and double glazing

Sanitation: All-water septic tank.

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.

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)

Zustand: Gut



## Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Grundstücksgröße: 3750 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX5.948.664

