



## Contemporary Detached House in Coastal Location



### 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 548,000

#### Standort

Land:	Frankreich
Postleitzahl:	50380
Veröffentlicht:	17.12.2024

#### Beschreibung:

Located near the beach, in a quiet residence, Immobilier offers you this 6-room house (147 m<sup>2</sup> of living space), arranged as follows:

- Ground floor: an entrance with cupboards, a large living room of approximately 48 m<sup>2</sup> with a wood stove facing South-West, with access to a large terrace, an open fitted and equipped kitchen, a storeroom, a bedroom with cupboards and private bathroom, a toilet.

- Upstairs: landing leading to three bedrooms, a bathroom, a toilet, an office,

A mixed underfloor heating / electric convectors is installed in the house.

This 2003 T6 house is in very good general condition. A terrace (36 m<sup>2</sup>) and a garden complete this house, a welcome gain in space and comfort.

The property's land area covers 606 m<sup>2</sup>.

Regarding vehicles, this house has a garage and a porch.



The house is close to all amenities: it is located 1.4 km from shops and five minutes from schools.

There is a train station 14 minutes from the property.

The A84 motorway and the N175 national road are accessible within 19 km.

There are two restaurants in the area.

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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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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## Allgemein

Schlafzimmer: 4  
Badezimmer: 2  
Grundstücksgröße: 606 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.509.418

