



## Detached House with Large Garden



### 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 99,000

#### Standort

Land:	Frankreich
Postleitzahl:	50300
Veröffentlicht:	17.12.2024

#### Beschreibung:

**REDUCED** in price - Quiet location for this 4-room house of 73 m<sup>2</sup> living space and 1,689 m<sup>2</sup> of land in Ponts (50300).

- Ground floor: there is an entrance, a living room of 18 m<sup>2</sup>, a furnished kitchen and a utility room.
- Upstairs: there are three bedrooms from 10 m<sup>2</sup> to 13 m<sup>2</sup> and a bathroom.

This house has radiators powered by electricity. An attic and a cellar of 20 m<sup>2</sup> complete the 4 rooms of this house. It includes equipment such as roller shutters, double-glazed PVC windows and fibre optic broadband.

It is an independent house built in 1900.

The exterior of the house is in good condition but the interior will require renovation.

Regarding your vehicle, it has a garage and two parking spaces. In a quiet area, the property is close to all amenities: this house is two minutes from shops and seven minutes from schools. In terms of public transport, there is Avranches train station less than 10 minutes by car.



There is access to the A84 motorway 1 km away.

There is a store nearby.

This is a dwelling with excessive consumption: the energy class of this house is rated G and the climate class, C (494 Kg CO<sub>2</sub>/m<sup>2</sup>/year). The amount of annual energy expenditure for standard use is estimated between 1,980 euros and 2,720 euros. Average energy prices are indexed to the year 2021.

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.

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Zustand:

Gut

## **Allgemein**



Schlafzimmer: 3  
Badezimmer: 1  
Grundstücksgröße: 1689 m<sup>2</sup>

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.509.577

