



## Detached Country House with Outbuilding



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 222,500

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	50220
Δημοσιεύθηκε:	25/11/2024

#### Περιγραφή:

Discover this beautiful stone property full of character, dating from 1744 located in the town of Marcilly. With its 148 m<sup>2</sup> of living space and a vast plot of 3217 m<sup>2</sup>, this property offers an ideal living environment for lovers of nature and authenticity. Main characteristics: Living area of 148 m<sup>2</sup>, 5 bedrooms, large plot of land, not overlooked (total privacy), environment without nuisances (calm and serenity), numerous outbuildings.

Privileged location: 8 minutes from shops and all amenities.

Old-world charm, ideal for families.

Don't miss this rare opportunity to become the owner of a house full of history.

This house is classified E for both the energy class and the climate class, respectively estimated at 305 kWh/m<sup>2</sup>/year and 69 Kg CO<sub>2</sub>/m<sup>2</sup>/year. The estimated amount of annual energy expenditure for standard use is between 3,290 euros and 4,520 euros.

Discover this 7-room house for sale by making an appointment with 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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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)

Κατάσταση: Good

## **Κοινά**

Κρεβατοκάμαρες:	5
Μπάνια:	2
Μέγεθος αυλής:	3217 τ.μ

## **Lease terms**



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Date Available:

**Contact information**

IMLIX ID:

IX6.414.333

