



## Detached Country House with Open Views



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
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Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 224,500

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	50750
Δημοσιεύθηκε:	17/12/2024

#### Περιγραφή:

Detached Country House with Open Views. It offers a large double living/dining room of 39 m<sup>2</sup>, four bedrooms of 12 m<sup>2</sup> to 20 m<sup>2</sup> including 1 on the ground floor and a fitted and equipped kitchen. It also offers a bathroom, a shower room and two toilets. It is equipped with electric radiators. Single-storey living possible. Enjoy even more space thanks to a terrace and a garden.

The land of the property extends over 5,200 m<sup>2</sup>.

This house is equipped with double-glazed PVC windows and fibre optic broadband internet connection.

This is a one-story house dating from 1976, beautiful volumes, of good standing. It is in good general condition despite an interior requiring to be refreshed.

For your vehicle, it has several parking spaces. The house is located one minute from local shops.

On the public transport side, there is a train station (Saint-Lo) less than 10 minutes away by car. The N174 national road is accessible 1 km away.

There are two restaurants and a shop just a few minutes away.



If you are considering buying, it is imperative today to take into account the energy and consumption of the property. This house has an energy class D (232 kWh/m<sup>2</sup>/year). The climate class is rated B, which represents a low rate of greenhouse gas emissions (annual figure: 7 Kg CO<sub>2</sub>/m<sup>2</sup>). The amount of annual energy expenditure for standard use is estimated at between 1,940 euros and 2,200 euros in 2021.

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)

**Κοινά**



Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Μέγεθος αυλής: 5200 τ.μ

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.509.380

