



## Detached Country House with Outbuildings



### 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
Τηλέφωνο:	+44 (1440) 820-358
Languages:	English, French
Site:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 140,000

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	50530
Δημοσιεύθηκε:	20/01/2025

#### Περιγραφή:

Detached Country House with Outbuildings only 2km from the coast with 3 bedrooms in a quiet setting, nestled in a small, quiet hamlet, 2 km from the beach and 500 m from a local shop or school, charming semi-detached stone house covered with slate with a living area of approximately 100m<sup>2</sup>. This house to renovate is composed as follows:

- Ground floor: a living room with a fireplace with wood insert and a kitchen area, a hallway, 2 bedrooms, WC and shower room.
- Upstairs: mezzanine / living room, attic bedroom with bathroom.
- Outside: courtyard in front of the house and small stone building used as a shed, not adjoining.

In a quiet area, the house is close to all amenities: this house is located less than a minute from shops and two minutes from schools. Tombelaine Primary School is less than 10 minutes away on foot.

In terms of transport, Avranches train station is less than 10 minutes away by car. The N175 national road is 10 km away.



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There is a tennis court and a restaurant nearby. DPE: E (322 kWh/m<sup>2</sup> per year) and B (7 Kg CO<sub>2</sub>/m<sup>2</sup>/year).

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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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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Κατάσταση: Good

### **Κοινά**

Κρεβατοκάμαρες: 3

Μπάνια: 1



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Μέγεθος αυλής: 500 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.591.434

