



## Detached Villa in Coastal Resort Leisure Park



### 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:	USD 362,553.81

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	50610
Δημοσιεύθηκε:	14/04/2025
Περιγραφή:	

Located in the L'Edune residential park, 150 m from the beach and close to the town center, a large 3-bedroom cottage including a master suite, a living room, and two bathrooms. The land around 314 m<sup>2</sup> is fully landscaped and landscaped. Furnished living room opening onto a fitted kitchen (standard Bosch appliances), shower room, separate toilet, and laundry room. Two bedrooms and a master suite with its private bathroom and toilet.

Beautiful south-facing terrace covered by a pergola that extends the living room.

Parking space.

Become the owner of your cottage on L'Édune, an exclusive program of more than six hectares of nature just a stone's throw from the sea, designed by the Group with an indoor and heated swimming pool. 144 cottages with private plots, in a privileged setting.

Whether you're looking for a second home or a rental investment, invest in a new, eco-friendly, fully independent property.

This 154-unit condominium (no pending procedure) consists of 154 units.



Annual charges: €1,380.

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:	3
Μπάνια:	2
Μέγεθος αυλής:	314 τ.μ



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## Room details

Indoor Features:

Fitted kitchen

## Utility details

Heating:

Ναί

## Building details

Outdoor Amenities:

Pool

## Rental details

Furnished:

Ναί

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.805.668

