



## Cottage with Garden, Ideal Holiday Home



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 108,000

### Ubicación

País:	Francia
Código postal:	50180
Publicado:	05/11/2024

### Descripción:

Lovely small semi-detached town house. Located in the commune of Lambeaux, in a quiet location, with all shops, schools and transport nearby. Ideal for a first purchase or an investor. The house is currently rented until April 2025.

On a plot of approximately 116 m2, discover this house composed on the ground floor: a living room open to the kitchen, a laundry room, a bathroom, the toilet is separate.

Upstairs there are two bedrooms.

Outside, you will find a courtyard.

Date of completion of the energy diagnosis: 03/20/2024 Primary energy consumption: D 232 kWh/m2/year Of which greenhouse gas emissions: B 7 kg CO2 /m2/year Estimated amount of annual energy expenditure for standard use: between 820 euros and 1160 euros per year. Average energy prices indexed for the year 2021 (subscriptions included).

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



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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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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)

## **Común**

Dormitorios:	2
Baños:	1

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.309.821



IMLIX

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