



## Detached Country House with Bundles of Character



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

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 155,000

### Ubicación

País:	Francia
Código postal:	50800
Publicado:	19/11/2024

### Descripción:

For Sale in Saint-Pierre-du-Tronchet, in a quiet and green setting, at the outskirts of Villedieu-les-Poeles (5 minutes by car), charming stone house covered with natural slates of 95 m2, 4 bedrooms including a master suite. It is composed as follows:

- Ground floor: entrance, kitchen / dining room, living room with fireplace, toilet, one bedroom.
- Upstairs: landing serving two bedrooms, studio (or master suite) to finish renovating with kitchen, bathroom and toilet.
- Outside: cellar and terrace. Heat pump heating by aerothermal energy (hot and cold), thermodynamic tank, double-glazed PVC frames.

DPE energy class C index (174 kWh/m2/year) and climate class A index (5 Kg CO2/m2/year).

Estimated amount of annual energy expenditure for standard use: between 1083 euros and 1465 euros per year. Average energy prices indexed for the year 2021 (subscriptions included).

To visit this property or obtain more information, contact the 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.

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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.

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.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condición: Good

## **Común**

Dormitorios: 4  
Baños: 2  
Tamaño del lote: 1000 m<sup>2</sup>



## Utility details

Heating: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.400.173

