



## Property For Sale



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experiencia 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 113,500

### Ubicación

País:	Francia
Código postal:	50570
Publicado:	17/02/2025

### Descripción:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

Situee dans un environnement paisible, cette maison en pierre offre un cadre de vie agreable et un potentiel interessant pour un projet familial ou un premier achat. Des l'entree, le rez-de-chaussee devoile un espace convivial compose d'un sejour et d'une salle a manger, chacun agremente d'une cheminee a foyer ouvert, creant une atmosphere chaleureuse. La cuisine amenee et equipee, accompagnee de son arriere-cuisine, apporte fonctionnalite et confort au quotidien. Un cellier et des toilettes completent ce niveau. A l'etage, un escalier dessert trois chambres spacieuses, dont une de 27 m2, ideales pour creer des espaces nuits confortables. Une salle d'eau avec WC ainsi qu'une piece supplementaire a amener



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permettent d'adapter l'amenagement selon les besoins. Le grenier amenable represente une opportunit e d'agrandissement ou de creation d'un espace de rangement supplementaire. L'exterieur beneficie d'un jardin agreable, d'une dependance et d'un garage, offrant des possibilites de stationnement et de rangement. La maison est raccordee au tout-a-l'egout, controle conforme, garantissant un assainissement aux normes. Idealement situee a quelques minutes des commodites et des ecoles, cette maison, a rafraichir, laisse place a de nombreuses possibilites d'amenagement pour allier confort et charme de l'ancien.

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)

## **Com un**

Dormitorios:	3
Ba�os:	1



Tamaño del lote: 500 m2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.655.315

