



## Property For Sale



### 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 235,000

### Ubicación

País:	Francia
Código postal:	50180
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.

PAVILLON AVEC VIE DE PLAIN PIED -5 PIÈCES -LUMINEUX - BELLE TERRASSE - En vente : a AGNEAUX (50180), nous vous proposons ce joli pavillon de 5 pieces lumineux de 120 m2 environ .Il s'agence comme suit au rez de chaussee : une belle piece a vivre d'environ 30m2 avec cheminee et acces terrasse exposee au sud ,deux chambres spacieuses , une cuisine amenee, une salle d'eau et un toilette separe. A l'etage une chambre , une salle d'eau , et deux vastes greniers ameneables .Cette maison est equipee actuellement de radiateurs fonctionnant au gaz. Une renovation energetique est en cours sur ce bien : pompe a chaleur air / eau et isolation du sous-sol et des combles pour un meilleur confort dans cette



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maison . C'est indeniable la facture energetique en sera reduite ! un sous -sol complet agremente ce bien , espace garage avec porte motorisee, atelier et buanderie . Une terrasse et un jardin conferent a cette maison de l'espace additionnel appreciable. Le terrain de la propriete s'etend sur 740 m2.Cette maison comporte des equipements comme des fenetres en pvc double vitrage, la fibre optique et des volets roulants. Il s'agit d'une maison construite en 1970 avec vie de plain-pied. La maison de 5 pieces se situe a moins d'une minute des commerces. Il y a l'École Primaire Marie Ravenel a moins de 10 minutes a pied. Niveau transports, on trouve la gare de Saint-Lo, a moins de 5 minutes en voiture. On trouve un acces a la nationale N174 a 1 km. Pour vos loisirs, vous pourrez compter sur une bibliotheque a proximite du bien. Il y a aussi des restaurants, des commerces, un supermarche, deux boulangeries et une boucherie charcuterie. Cette maison a une classe energie E (312 kWh/m2/an). Cote emissions de gaz a effet de serre, la classe climat est egalement notee E (67 Kg CO2/m2/an). Un nouveau DPE sera communique apres les travaux .

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.



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

## **Común**

Dormitorios: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.655.318

