



## Property For Sale

### اطلاعات مشاور املاک

David Evans	نام:
Cle France Ltd	نام شرکت:
United Kingdom	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+44 (1440) 820-358	تلفن ثابت:
English, French	Languages:
<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>	وب سایت:



### توضیحات آگهی

فروش  
EUR 285,000  
آگهی برای:  
قیمت:

### اطلاعات مکانی

France  
14380  
2025/01/27  
کشور:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

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.

A decouvrir rapidement, tres agreable et lumineux pavillon construit en 1998, sur sous-sol complet. Vous n'avez qu'a poser vos valises et profiter du confort et des prestations de la maison. Elle se compose d'une grande entree qui vous mene vers un vaste et lumineux sejour/salle a manger avec une belle cheminee avec insert , la cuisine amenee et equipee vous seduira par son espace , la chambre et sa salle de bains privative avec baignoire balneo au rez-de -chaussee est un veritable atout , on retrouve egalement des WC. Au premier etage on decouvre 3 chambres dont 2 avec sa salle d'eau , une piece pouvant faire office de bureau ou futur dressing , ainsi qu'un WC. Le sous-sol complet qui integre un espace cuisine/buanderie ainsi que l'espace de stationnement finiront de vous combler. La pompe a chaleur air/eau ainsi que le ballon thermodynamique ont ete installes en 2022. Pour un meilleur confort



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energetique les fenetres sont en double vitrage PVC. L'agreable terrain arbore de 1013m2 ainsi que la cour en enrobe et la terrasse rendent l'exterieur des plus agreable. Honoraires TTC a la charge de l'acqueur.

The department of Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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)

اطلاعات عمومی  
اتاق خواب:

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**Lease terms**  
Date Available:



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**Contact information**

IX6.620.651

IMLIX ID:

