



## Former Water Mill, Second House and Lake



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 540,787.44

### Location

Pays:	France
Indicatif régional:	14380
Soumis:	23/10/2023

### Description:

**REDUCED in price** - Character real estate complex consisting of a Former Water Mill completely renovated in 2006, a Second Property built in stone to be refreshed and a pond, located in a village with all shops and schools and close to the town of Vire.

The Water Mill in perfect condition and with a living area of 140 m<sup>2</sup> consists of a kitchen, a living room, lounge, 4 bedrooms including one on the ground floor, bathroom and shower room.

Garage and cellar in the basement.

The second stone house consists of a kitchen, living room and 3 bedrooms.

Pond of approximately 2,000 m<sup>2</sup>. fed by springs and a small shed.

The whole built on adjoining land of 31,775m<sup>2</sup>, part of which is rented.

8 rooms  
5 bedrooms  
2 bathrooms



220m2 living space.

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)

## **Commun**

Chambres:	5
Salle de bains:	2
Dimesions du lot:	31775 m <sup>2</sup>

## **Lease terms**

Date Available:



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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**Contact information**

IMLIX ID:

IX5.041.087

