



Town House in Good Order



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
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 165,942.63

Location

Pays:	France
Indicatif régional:	14500
Soumis:	20/05/2024

Description:

REDUCED in price - House with 4 rooms of 80 m² and 181 m² of land in Vire (14500). The ground floor consists of a fitted kitchen equipped with a very bright living room/living room opening onto the outside and a laundry room. On the first floor, you have access to two bedrooms of 9 m² and 11 m² and a bathroom. The house benefits from radiators powered by city gas, the house is equipped with photovoltaic panels. The house benefits from external insulation as well as double-glazed PVC windows with roller shutters. The house also has a cellar of 11 m².

Additional space is provided by a garden. There is an outbuilding of 17 m².

Schools of all levels are located less than 5 minutes away on foot, as is a nursery.

In terms of transport, there is Vire station less than 5 minutes by car.

There is access to the A84 motorway 17 km away.

The Le Basselin cinema welcomes you close to the accommodation for your leisure activities, as does a conservatory and a swimming pool. There are also restaurants, bakeries, shops, butchers, two grocery stores and a post office.



Don't miss the Place du Chateau market every Friday morning. The energy class is rated D for energy consumption of 179 kWh/m²/year. In terms of greenhouse gas emissions, the climate class is also rated D (around 37 Kg CO₂/m²/year).

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

Commun

Chambres:	2
Salle de bains:	1
Dimesions du lot:	181 m ²



Room details

Indoor Features: Fitted kitchen

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.754.106

