



## Character Cottage with Garden in Rural Hamlet



### 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
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 173,008.46

#### Location

Pays:	France
Indicatif régional:	14250
Soumis:	08/07/2024

#### Description:

Charming village house to renovate. Great potential for creating your cozy cocoon in the commune of Tilly-sur-Seulles. This house of approximately 83m<sup>2</sup> living space on 2 levels includes 3 bedrooms, a dining room / living room, a kitchen, a pantry, a bathroom, a toilet and a convertible attic on land of 350 m<sup>2</sup> without any overlooking neighbours. The location, facing southwest, guarantees optimal light throughout the day.

This house requires renovation work but offers the possibility of creating a warm and friendly living space, while retaining the character charm.

This house is ideally located to enjoy the tranquility of the countryside while remaining close to urban facilities.

An opportunity to seize for lovers of renovation and personalised projects.

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.



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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)

Condition: Good

### **Commun**

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 350 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.889.266



IMLIX

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

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