



## Detached Country House with Swimming Pool



### Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 375,000

#### Location

Pays:	France
Indicatif régional:	14100
Soumis:	15/07/2024

#### Description:

**REDUCED in price** - Superb Norman-style half-timbered house of 185 m2, located just 10 minutes from the center of Lisieux and 50 minutes from the beaches. Located on a wooded park of more than 3000 m2, this property bathed in light offers a peaceful and unobstructed living environment. The main house, spread over two floors, is made up on the ground floor of:

- Ground floor: an entrance leading to a living room with fireplace equipped with a Godin stove and a pellet stove installed two years ago, a fitted and equipped kitchen opening onto the terrace, a living room located in a second veranda (9 years old) with underfloor heating, a guest toilet, as well as a bedroom with shower.

- Upstairs: a landing area distributes three beautiful bedrooms, two of which have dressing rooms, a beautiful and bright shower room, and a separate WC. The basement includes a storage space with softener and hot water tank, as well as a wine cellar ideal for wine lovers.

- Outside: you will find a two-space garage with adjoining shed, as well as a 10m x 4m heated swimming pool, facing south with terrace, socket and exterior light, as well as a shower. The swimming pool, 6 years old, is equipped with new pumps.



The double-glazed oak frames are 10 years old, the kitchen veranda is 2 years old.

The house is equipped with optical fibre broadband and an automatic gate.

It has a septic tank with the possibility of connecting to mains drainage 80 m away, and the property is entirely under video surveillance.

In the garden, there is a large chalet, an enclosed kennel, and various storage buildings.

Don't miss this unique opportunity to live in a house combining Norman charm and modern comfort.

For more information or to arrange a viewing, contact us today!

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: 4  
Salle de bains: 2  
Dimensions du lot: 3000 m<sup>2</sup>

## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.298

