



## Former Farm House , Second House Plus Outbuildings



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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 99,000

#### Location

Pays:	France
Indicatif régional:	50200
Soumis:	12/11/2024

#### Description:

A set of 2 stone houses, located in Saint-Pierre-De-Coutances, near the town of Coutances, House No. 1, is free of any occupation, with an area of approximately 55m<sup>2</sup>, composed of:

#### HOUSE 1:

- Ground floor: living room with fireplace, kitchen.
- Upstairs: bedroom, bathroom and toilet.

House No. 2, is rented, with an area of approximately 45m<sup>2</sup>.

#### HOUSE 2:

- Ground floor: living room with fireplace and kitchen area.
- Upstairs: bedroom, space, office, bathroom.

Courtyard at the front.



Cellar.

Open garage.

Garden.

All on a plot of approximately 2643 m<sup>2</sup>.

Energy class: F - Climate class: B.

The whole requires renovation work to improve its energy efficiency and modernise the existing installations.

This is a perfect opportunity for DIY enthusiasts or investors wishing to create a rental investment.

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.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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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



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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:	2
Salle de bains:	1
Dimesions du lot:	2643 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.385.336

