



## Property For Sale



### 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 199,500

#### Location

Pays:	France
Indicatif régional:	14220
Soumis:	12/11/2024

#### Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

**A VENDRE BELLE MAISON EN PIERRE 4 PIÈCES AU CALME - AVEC TERRASSE** A vendre : découvrez cette maison de 4 pièces au calme de 91 m<sup>2</sup>, à l'Hom Curcy-sur-Orne(14220). Elle se compose comme suit : au rez de chaussée vaste pièce de 48 m<sup>2</sup> comprenant salle séjour cuisine ouverte et toilettes séparées. À l'étage : mezzanine, deux chambres, et une salle d'eau. Un chauffage convecteur fonctionnant à l'électricité est installé dans la maison avec en complément un poêle à bois Pour se détendre, cette maison possède une terrasse. Le terrain de la propriété est de 1 261 m<sup>2</sup>. Un grenier vient également agrémente les 4 pièces de ce logement. C'est une maison de 2 niveaux construite avant 1900



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et agrandi il y a une vingtaine d'années et de standing. Cette maison est en bon état général. Concernant le stationnement de vos véhicules, cette maison possède un vaste garage fermé de 70 m<sup>2</sup>. Le bien est proche de toutes commodités : il se trouve à 5 km des commerces et à 15 minutes des écoles. Il y a la gare à 30 minutes du bien. L'aéroport Caen-Carpiquet est implanté à moins de 20 km. Deux cinémas vous accueillent à moins de 10 minutes pour vos loisirs, de même que trois bibliothèques. On trouve aussi de nombreux restaurants et trois bureaux de poste. Enfin, 2 marchés animent le quartier.

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:

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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.385.389

