



## Detached Coastal House with Sea View



### 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:	EUR 523,100

#### Location

Pays:	France
Indicatif régional:	50550
Soumis:	19/11/2024

#### Description:

This house is not only beautifully renovated, but its location is unique. The owners have optimised the volumes, the brightness of the living rooms and the comfort. The level games give it an atypical and charming character, while offering autonomy on one level, with on the ground floor, a dining room and open kitchen (fitted and equipped), a master suite. The living room is overhanging, allowing a clear view of the sea.

Upstairs, a landing distributes 2 bedrooms and a shower room / toilet.

Outside, a first terrace on the edge of the sea wall (to contemplate the rising sun behind Tatihou!), another sheltered for windier days.

The large courtyard (due south), facilitates access and parking.

If we had to summarise this house in 3 words: unusual, bright and cozy.

Agency fees including tax payable by the purchaser.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and



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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 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:	3
Salle de bains:	2
Dimesions du lot:	1500 m <sup>2</sup>

## **Lease terms**

Date Available:



IMLIX

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**Contact information**

IMLIX ID:

IX6.400.212

