



## Modern Detached House with Garden



### 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 225,000

#### Location

Pays:	France
Indicatif régional:	14000
Soumis:	19/11/2024

#### Description:

Located in Caen Right bank, discover this quiet 4-room house of 60 m<sup>2</sup>. It is composed as follows: an entrance, kitchen, living room opening onto a terrace, bedroom, shower room and toilet. On the mezzanine floor, bedroom and toilet. This is a house completely renovated in 2000 with a plot of 428m<sup>2</sup>. This house is located in a quiet and sought-after area of the right bank.

Schools (from kindergarten to high school) are located less than 10 minutes away on foot.

In terms of transport, there are five bus lines as well as the T1 tram line (Caen-Lux-Lepine-LUX LEPINE) within a radius of 1 km.

Caen-Carpiquet airport is 9 km away. For your leisure activities, you can count on the Cinema Lux 2 less than 10 minutes away on foot.

There are also restaurants, bakeries, shops, four supermarkets, grocery stores and two butchers.

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 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:	2
Salle de bains:	1
Dimesions du lot:	428 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms



IMLIX

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

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Date Available:

**Contact information**

IMLIX ID:

IX6.400.215

