



## Traditional 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 280,000 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 50290      |
| Soumis:             | 19/11/2024 |

#### Description:

Charming atypical town house with its lovely garden. In the heart of the village of Brehal, a house distributed as follows: on the ground floor, the house has a fitted and equipped kitchen with fireplace, a living room, a toilet, a laundry room. Upstairs: a mezzanine, a bedroom with shower room (sink and toilet). and a bathroom. on the 2nd floor: a landing distributing two bedrooms.

The house has a lovely garden of approximately 260 m2 with terrace and cellar. It is a semi-detached house built in 1900 on 2 floors. It is in good general condition.

In a quiet area, this house is close to all amenities: this house is less than a minute from shops and two minutes from schools.

The Saint Joseph Private School, the Jean Monnet Primary School and the Vanlee College are located less than 10 minutes away on foot. In terms of public transport, the Granville train station is less than 10 minutes away by car.

There are restaurants, three bakeries, shops, a supermarket, two butchers and a grocery store in the area.

Finally, the Rue De Gaulle market brings the area to life every Tuesday morning.



The agency fees are the responsibility of the seller.

Respectively 213 kWh/m<sup>2</sup>/year and 32 Kg CO<sub>2</sub>/m<sup>2</sup>/year, the energy class and the climate class are both rated D. The amount of annual energy expenditure for standard use is estimated between 1,807 euros and 2,445 euros.

Want to know more about this house for sale? Contact us today.

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.

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.



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Condition: Good

## **Commun**

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 260 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.400.216

