



## Country House with Outbuildings



### Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 385,000

#### Location

Pays:	France
Indicatif régional:	14310
Soumis:	17/12/2024

#### Description:

Character 5-room farmhouse of 136 m<sup>2</sup> and 2,989 m<sup>2</sup> of land in Villy-Bocage (14310). Its interior has three bedrooms. Numerous outbuildings. Additional space is provided by a garden. For better thermal insulation, the windows are double-glazed PVC. It is an old house on 2 levels. It is in good general condition.

The house is close to all amenities: the old farmhouse is located three minutes from shops and five minutes from schools.

For young children, there is a nursery less than 10 minutes away on foot. In terms of public transport, there is the Cheux-Le Bosq bus stop (line F7) less than 10 minutes away by car.

There is access to the A84 motorway 3 km away. For your leisure time, you can count on the Cinema Paradiso Theatre as well as libraries, a swimming pool and tennis courts a few minutes from the house.

There are also restaurants, shops, supermarkets, bakeries, three post offices and two mini-markets. Finally, 2 markets liven up the surrounding area.

Energy, consumption or greenhouse gas emissions, these are factors that are imperative today to take into



account when you want to buy.

This house is classified E for energy performance (energy class) (308 kWh/m<sup>2</sup> per year) and B for climate class (annual figure: 10 Kg CO<sub>2</sub>/m<sup>2</sup>). The amount of annual energy expenditure for standard use is estimated between 2,500 euros and 3,430 euros.

Agency fees are the responsibility of the seller.

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.

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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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## Commun

Chambres: 3  
Salle de bains: 2  
Dimensions du lot: 2989 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.417

