



## Detached House with Garden only 1.8km to the Sea



### 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 339,500

#### Location

Pays:	France
Indicatif régional:	50380
Soumis:	17/12/2024

#### Description:

To visit in Saint-Pair-sur-Mer (50380): 5-room house with garden for sale, 95 m<sup>2</sup> of surface area and 590 m<sup>2</sup> of land.

On the ground floor there are two bedrooms of 6 m<sup>2</sup> and 14 m<sup>2</sup>.

The first floor includes a double living room of 19 m<sup>2</sup>, three bedrooms of 9 m<sup>2</sup> to 11 m<sup>2</sup>, a kitchen and a bathroom.

In the annex, it benefits from a basement, two balconies, a cellar and a garage.

Various services are offered, such as double-glazed PVC windows and folding shutters.

Good general condition.

Quiet area.

Ten minutes away: train station (Granville), restaurants, tennis, supermarket, shops, bakeries, fishmonger and butcher's.



A84 motorway and N175 national road 19 km away. Sea 1.8 km away.

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 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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

## **Commun**



Chambres: 5  
Salle de bains: 2  
Dimensions du lot: 590 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.509.422

