



## Country House with Two Guest Gites



### 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 288,000

#### Location

Pays:	France
Indicatif régional:	50490
Soumis:	24/12/2024

#### Description:

Discover this property located in Saint Sauveur Villages, in a green setting. Built on a plot of 6,012 m<sup>2</sup>, this stone house has a living area of 240 m<sup>2</sup>, ideal for family life.

The main house is distinguished by its bright and well-arranged volumes.

- Ground floor: you will find a double living room facing south, an equipped kitchen, as well as a first bedroom with its shower room and toilet.

- Upstairs: the landing leads to three additional large bedrooms, one of which has its own shower room. All the rooms are warm and bright, benefiting from a beautiful exposure and a practical layout.

The convertible attic also offers an opportunity for expansion to meet all your needs.

This property also includes two renovated gites, each with its own living room with kitchen, comfortable bedrooms and modern shower rooms.

These gites currently generate a rental income of 400 euros per week each, making them an excellent investment. For your moments of relaxation, an activity room including a wellness area has been fitted



out with a sauna, a jacuzzi and a shower.

Outside, you will find two garden sheds and two stone outbuildings offering additional storage or development possibilities. The spacious and well-maintained garden allows you to enjoy the peace and quiet of the countryside while benefiting from a private space without any over looking neighbours.

An additional plot of 3,000 m<sup>2</sup> is also available for purchase. (Ask us for more information) This property benefits from a heat pump heating system, completed by insulation of the walls and roof. The roof, composed of slates and sheets.

With its unique setting, its modern equipment and its strong development potential, this house represents a rare opportunity for a main residence or a rental project.

To find out more or for a first visit, we invite you to 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



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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:	7
Salle de bains:	4
Dimesions du lot:	4000 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.524.462
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