



## Property For Sale



### 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 159,750

#### Location

Pays:	France
Indicatif régional:	50100
Soumis:	20/01/2025

#### Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

Situe au coeur de Cherbourg-en-Cotentin, cet immeuble offre une belle opportunité pour les investisseurs en quête d'un bien immobilier prometteur. Composé de deux appartements distincts, un studio d'environ 25 m<sup>2</sup> et un duplex T3 d'environ 42 m<sup>2</sup>. Les deux appartements sont actuellement loués meublés offrant ainsi une flexibilité pour les nouveaux propriétaires. Emplacement privilégié : Niche au coeur du centre-ville de Cherbourg-en-Cotentin, cet immeuble bénéficie de toutes les commodités à proximité, y compris les transports en commun, les commerces, les écoles et les services. Que ce soit pour un investissement locatif, une résidence principale avec un revenu complémentaire, les possibilités sont nombreuses pour



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exploiter au mieux ce bien immobilier. Les deux appartements sont actuellement vacants, offrant ainsi une flexibilité totale pour les nouveaux propriétaires. Emplacement privilégié : Niche au cœur du centre-ville de Cherbourg-en-Cotentin, cet immeuble bénéficie de toutes les commodités à proximité, y compris les transports en commun, les commerces, les écoles et les services. Potentiel locatif attractif : Avec deux appartements distincts, cet immeuble offre la possibilité de maximiser les revenus locatifs. Flexibilité d'utilisation : Que ce soit pour un investissement locatif, une résidence principale avec un revenu complémentaire ou une transformation en hébergement touristique, les possibilités sont nombreuses pour exploiter au mieux ce bien immobilier. A découvrir rapidement !!! (6.50 % honoraires TTC à la charge de l'acquéreur.) Copropriété de 2 lots (Pas de procédure en cours).

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)

## **Commun**



Chambres: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.591.416

