



Detached Country House with Swimming Pool



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
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 425,000

Location

Pays:	France
Indicatif régional:	50170
Soumis:	20/01/2025

Description:

Magnificent property located 5 minutes from Pontorson (schools, shops and train station), close to the coast. With more than 5000m² of land, it offers a heated swimming pool and a meadow. The house of approximately 280m², built in 1971 and brought up to date is presented as follows:

- Ground floor: Entrance, living room of more than 50m², fitted and equipped kitchen which opens onto a conservatory of 27m², 2 bedrooms, toilet, and on a part which can be independent you will find 3 offices (20m² / 7m² / 15m²) which can easily be considered as bedrooms.

- Upstairs: 5 bedrooms, a bathroom with toilet and an office.

Full basement.

Electric gate with videophone.

Aerothermal heating with Air & Water heat pump.

The energy class is rated D for an energy consumption of 225 kWh/m²/year. As for the climate class, the latter is rated C (around 16 Kg CO₂/m²/year).



The estimated amount of annual energy expenditure for standard use is between 3,100 euros and 4,260 euros.

Average energy prices are indexed for the year 2021. .

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.

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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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For everything you need to know about French property visit www.clefrance.co.uk

Commun



Chambres: 9
Salle de bains: 2
Dimensions du lot: 5000 m²

Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.591.483

