



## Detached House with Garden



### 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 140,500

#### Location

Pays:	France
Indicatif régional:	61200
Soumis:	17/02/2025

#### Description:

House for Sale on the outskirts of Argentan in a Quiet and Sought-after Area

Do you dream of living in a peaceful environment while being close to nature? This house is for you.

Located in a quiet and sought-after area of Argentan, this charming house offers you:

- Ground floor: An entrance, a spacious room serving as a kitchen, a bright living/dining room, a conservatory with a view of the garden.
- Upstairs: A landing serving 4 bedrooms, a bathroom and a closet.

The house has a garage as well as a plot of land of almost 400m<sup>2</sup>, offering a pleasant outdoor space with a view of the surrounding countryside

This house is ideal for those looking for tranquility and comfort.

Don't miss the opportunity to discover this rare property!



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Agency Fees payable by the seller

- Estimated amount of annual energy costs for standard use: Between 1,970 and 2,720 Euro per year. Average energy prices indexed as of January 1, 2021 (subscription included).

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados. It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

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:	4
Salle de bains:	1
Dimesions du lot:	391 m <sup>2</sup>

## Lease terms



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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Date Available:

**Contact information**

IMLIX ID:

IX6.655.289

