



## Detached House with Garden by the Coast



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 312,000

#### Location

Pays:	France
Indicatif régional:	50380
Soumis:	14/04/2025

#### Description:

House of 95 m2 habitable with garden of approximately 460 m2 for sale in Saint Pair sur Mer in a sought-after area of secondary residences. It is composed as follows:

- On the garden level: a garage area, a laundry area, a bedroom.
- On the raised ground floor: entrance/hallway, fitted/equipped kitchen, living room with balcony, veranda on the back, hall, 2 bedrooms, WC and shower room.
- Above: Fully convertible attic with unobstructed view of Granville and the sea.

Gas heating with CHAPPE boiler.

The house is in good general condition and was built in 1970.

The windows are double-glazed PVC and the sanitation is all to the mains drainage system.

The house is located in a quiet area, surrounded by pleasant nature.



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Shops are less than 900 meters away, the school is 5 minutes away, and the train station is 7 minutes away.

The distance to the sea is approximately 900 meters.

For more information, do not hesitate 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.

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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.

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## Commun

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 460 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.805.673

